CONSTRUCTION DRAWINGS FOR MERRITT RESERVE

SITUATED AT

1224 ROLESVILLE ROAD

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

ROLESVILLE PROJECT NUMBER: CID-25-02

ZONING CONDITIONS FOR THE MERRITT RESERVE

REZ-24-01

PINS 1758-92-8330 (PORTION OF), 1768-23-6815 AND 1768-32-8863 (PORTION OF)

1. REFER TO THE ASSOCIATED CONCEPT PLAN WITH REZ-24-01, APPROVED ON 11/07.

2. NO SINGLE TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SIX UNITS.

3. CONSTRUCTION OF THE ON-SITE AMENITIES SHALL BE COMPLETED ON OR BEFORE THE ISSUANCE OF THE CERTIFICATE OF COMPLIANCE/OCCUPANCY FOR THE 300TH UNIT.

4. THIS WILL BE AN AGE-RESTRICTED DEVELOPMENT LIMITED TO RESIDENTS AGED 55 AND OLDER IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR AGE RESTRICTED HOUSING ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

5. NO MORE THAN 505 UNITS WILL BE PERMITTED FOR THE DEVELOPMENT WITH THE MAXIMUM NUMBER OF ATTACHED UNITS LIMITED TO 278.

6. THE FOLLOWING USES ARE PROHIBITED IN THE PORTION OF THE SITE TO BE ZONED GENERAL COMMERCIAL DISTRICT: TATTOO ESTABLISHMENT, VAPE AND TOBACCO STORE, VEHICLE RENTAL, AND SALES.

7. THE FOLLOWING USES ARE PROHIBITED IN THE PORTION OF THE SITE TO BE ZONED RESIDENTIAL MEDIUM DENSITY: TELECOMMUNICATIONS TOWER

8. THE DEVELOPER SHALL INSTALL A TYPE 2 BUFFER IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON EXHIBIT B WITH REZ-24-01, APPROVED ON 11/07.

9. ONE (1) BUILDING CONSISTING OF TWO (2) TOWNHOME UNITS SHALL BE DEVELOPED AND DONATED AS PART OF HEROES FOR HOME OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES FOR THESE UNITS.

10. ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

A) AT LEAST ONE (1) SINGLE OR DOUBLE CAR GARAGE;
B) ALL GARAGE DOORS SHALL HAVE WINDOWS;
C) GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE.
D) IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
E) ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL COPPER OR WOOD;
F) ALL WINDOWS ON FRONT FAÇADE SHALL HAVE SHUTTERS OR WINDOW TRIM;
G) NO SINGLE-FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND
H) A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

11. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

A) ONE (1) SINGLE OR DOUBLE CAR GARAGE
B) IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
C) ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
D) NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT; AND A VARIED PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

12. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ROLESVILLE LAND DEVELOPMENT ORDINANCE. HOA DOCUMENTS MUST BE RECORDED WITH THE FINAL PLAT.

13. GARBAGE AND PET WASTE RECEPTACLES IN OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA.

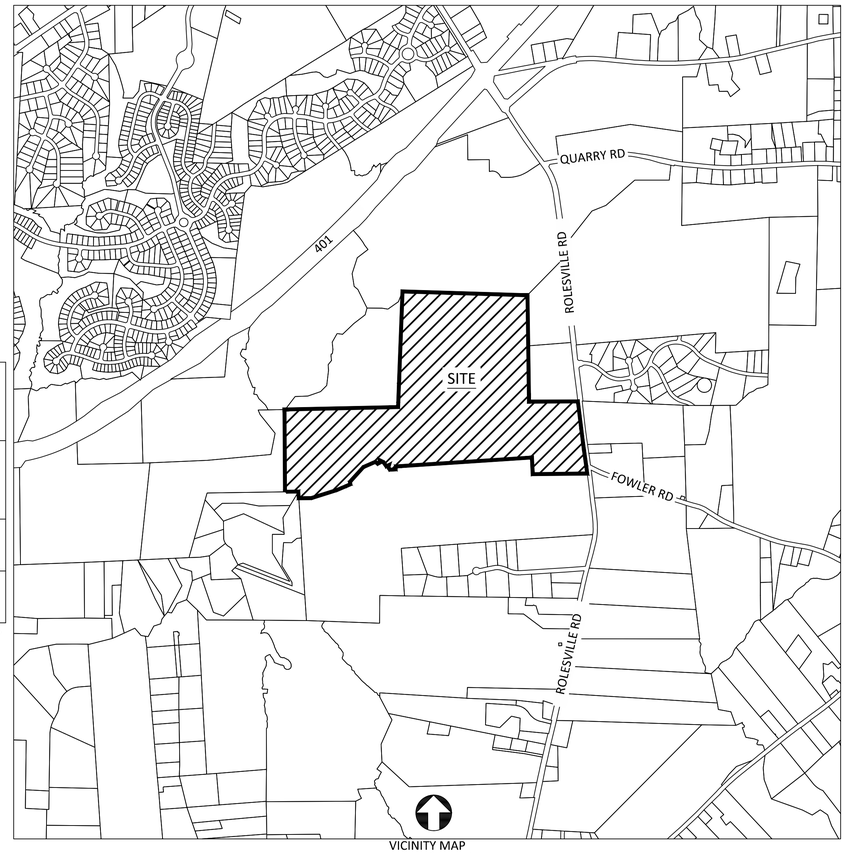
14. CONSTRUCTION DOCUMENTS FOR THE PROPERTY TO INCLUDE ON-LOT GRADING INCLUDING (I) PROPOSED FINISHED FLOOR ELEVATIONS. (II) 4- CORNER FINISHED-PAD SPOT ELEVATIONS. (III) 1-FOOT CONTOURS OF THE PROPOSED GRADES, (IV) PROPOSED HIGH POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT ELEVATIONS, AND SLOPES AT NOT LESS THAN 1% AND (VI) OTHER INFORMATION AS NECESSARY TO DEMONSTRATE FUTURE FEASIBILITY OF COMPLIANCE WITH SECTION R401.3 OF THE NC RESIDENTIAL CODE.

15. THE DEVELOPER SHALL DESIGN AND CONSTRUCT A PUBLIC GREENWAY ALONG THE SOUTHERN PROPERTY BOUNDARY ADJACENT TO WITHIN THE PROPOSED SEWER EASEMENT AS SHOWN ON EXHIBIT C. ADDITIONAL DEDICATION OF A 40' GREENWAY EASEMENT ALONG THE LILIES FAMILY, LLC PROPERTY WILL BE FINALIZED AND DEDICATED TO THE TOWN ONCE THE APPROVAL HAS BEEN GRANTED BY THE TOWN OF ROLESVILLE FOR THE FUTURE GREENWAY CONNECTION WITH THE EXTENSION OF FOWLER ROAD.

OVERALL SITE DATA	
PIN	1768328863, 1768236815, 1758928330
DEED BOOK AND PAGE #	010194 016282 009920 02092 00077 01879
ZONING	RH-CZ & GC-CZ
TOTAL TRACT ACREAGE	16.745/ 98.166/ 37.367 TOTAL=152.278 AC-0.351 AC (ROW DEDICATION) = 151.927 AC (AREA USED FOR CALCULATIONS)
	151.927 AC - 2.003 AC (PROPERTY TO ADJACENT OWNER) = 149.924 AC (TO BE RETAINED)
WATERSHED	HARRIS CREEK
TOWNSHIP	WAKE FOREST
RIVER BASIN	LOWER NEUSE
EXISTING USAGE	AGRICULTURE
PROPOSED USAGE	MIXED USE
STREAM CLASS	C;NSW
EXISTING TREE COVERAGE	111.87 AC
EXISTING IMPERVIOUS	.04 AC
PROPOSED IMPERVIOUS	54.67 AC
DENSITY	REQUIRED AND PROVIDED 3 UNITS/ACRE
FEMA FLOOD MAP	PANEL 1768 DATE JULY 19, 2022
SINGLE FAMILY DETACHED	REQUIRED AND PROVIDED 4,000 SF MIN. LOT AREA
ATTACHED UNITS	REQUIRED AND PROVIDED 1,900 SF MIN. LOT AREA
OPEN SPACE	REQUIRED 21.47 AC (15%) PROVIDED 31.13 AC (21.7%)
40' SINGLE FAMILY 50' SINGLE FAMILY ATTACHED DWELLINGS	140 87 278 TOTAL 505
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	REQUIRED DETACHED 15' 10' 15' 15'
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	PROVIDED DETACHED 20' 10' 15' 15'

MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	REQUIRED ATTACHED 15' 5' 15' 15'
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	PROVIDED DETACHED 20' 5' 15' 15'
RESIDENTIAL PARKING	PROPOSED AND REQUIRED 2 PARKING SPOTS PER UNIT FOR SINGLE FAMILY ATTACHED AND DETACHED
PARKING FOR MAIL KIOSK	12 STANDARD 1 ADA 1 VAN ADA

PARKING CALCULATIONS FOR THE ATTACHED AND DETACHED UNITS ARE BASED ON TA 24-01.



VICINITY MAP
SCALE: 1"=1000'

RALEIGH WATER CONDITIONS:

THE FOLLOWING MUST BE COMPLETED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS:

1. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH THE PUBLIC UTILITIES DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
2. A WATER MODEL IN COMPLIANCE WITH THE PUBLIC UTILITIES DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
3. A DEED SHALL BE RECORDED WITH RALEIGH'S DEED TEMPLATE FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.

PROJECT NARRATIVE

THIS PROJECT IS LOCATED IN ROLESVILLE, NORTH CAROLINA ASIDE THE ROLESVILLE ROAD FOWLER ROAD INTERSECTION. IT DRAINS TO TRIBUTARIES OF HARRIS BRANCH WHICH IS PART OF THE NEUSE RIVER BASIN. THE PROJECT CONSIST OF THREE SEPARATE PARCELS WITH A TOTAL PROJECT AREA OF THE PROJECT IS 152.278 AC. AND EACH PHASE WILL BE MASS GRADED. THE PROJECT IS ZONED FOR HIGH DENSITY, RESIDENTIAL AND GENERAL COMMERCIAL WITH A RESIDENTIAL DENSITY OF +/- 3 UNITS AN ACRE.

GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
3. ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR,PL.
4. THE ZONING ENTITLEMENTS ACHIEVED/FACILITATING THIS PRELIM PLAT IS REZ-24-01, APPROVED 11-7-2024 BY TOWN BOARD.
5. OPEN SPACE LOTS AND SCM'S WILL BE OWNED AND MAINTAINED BY HOA.
6. ALL PROPOSED SCM'S WITHIN THIS DEVELOPMENT WILL BE WET PONDS.
7. ALL PROPOSED STREETS WILL BE DEDICATED TO TOWN AND THUS OWNED AND MAINTAINED BY TOWN.
8. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
9. SIGNS REQUIRE A SEPARATE SIGN PACKAGE TO BE APPROVED BY THE TOWN.
10. THE FEE-IN-LIEU OF EXTENDING FOWLER ROAD AND FETCHING PLACE TO PROPERTY LINE WILL BE DISCUSSED AND RESOLVED AT A FUTURE DATE.

ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES INSPECTOR AT 919-996-3245 OR HTTPS://CITYWORKS.RALEIGHNC.GOV/PUCONTRACTORS/NEW AND SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING ANY CONSTRUCTION.

RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY THE DIVISIONS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

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CE-100	Erosion Control Phase 1 Stage 1 Overall
CE-101 - CE-103	Erosion Control Phase 1 Stage 1
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CE-111 - CE-118	Erosion Control Phase 1 Stage 2
CE-120	Erosion Control Phase 1 Stage 3 Overall
CE-121 - CE-128	Erosion Control Phase 1 Stage 3
CE-130	Erosion Control Phase 1 NDPES Plan
CE-140 - CE-146	Erosion Control Plan & Profile Phase 1
CE-147 - CE-148	Erosion Control Culvert Crossing Phase 1
CE-200	Erosion Control Phase 2 & 3 Stage 1 Overall
CE-201 - CE-203	Erosion Control Phase 2 & 3 Stage 1
CE-210	Erosion Control Phase 2 & 3 Stage 2 Overall
CE-211 - CE-217	Erosion Control Phase 2 & 3 Stage 2
CE-220	Erosion Control Phase 2 & 3 Stage 3 Overall
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CS-295	oothed Chisel Dr & Deep Pass Court Plan & Profil
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CS-503	Site Details
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25-0160B	Duke Lighting Plan

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL ☐ S-EC-145177-2025

STORMWATER MGMT. ☐ S-WF-145398-2025

FLOOD STUDY ☐ S-_____

DATE _____

WAKE COUNTY NORTH CAROLINA — ENVIRONMENTAL CONSULTANT SIGNATURE

PUBLIC IMPROVEMENTS MERRITT RESERVE		
PUBLIC WATER (12")	4,761' (PH1)	5,040' (PH2)
PUBLIC WATER (8")	5,392' (PH1)	5,913' (PH2)
PUBLIC WATER (6")	1,088' (PH2)	
PUBLIC SEWER	18,183' (8") 1,314' (12")	
PUBLIC STREETS	24,631 LF	
TOTAL NO. OF LOTS	505	
2 LIMITS OF DISTURBANCE	ONSITE: 132.19 AC PH1: 69.71 AC / PH2&3: 81.23 AC (PH1 & PH2&3 OVERLAP) OFFSITE: 2.96 AC	

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)

PHASE NUMBERS	PHASE 1, 2, & 3
NUMBER OF LOT(S)	505
NUMBER OF UNITS	505
PUBLIC WATER (LF)	22194
PUBLIC SEWER (LF)	8,567
PUBLIC FORCE MAIN (LF)	N/A
PRIVATE SEWER* (LF)	N/A
WATER SERVICE STUBS (QUANTITY)	506
SEWER SERVICE STUBS (QUANTITY)	506
AVERAGE DAILY FLOW PER PHASE**	130,650

*Sewer mains and manholes as part of a collection system
**Entire Project Flow. Based on 75 gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)

PROPERTY OWNER:	WILLIAM MERRITT & KATHY LLAMAS 156 MONTEREY ST. POINCIANA FL 34759 1768-23-6815 WESLEY AND ROXEY WILKINS 115 W. YOUNG ST. ROLESVILLE, NC 27571 1768-23-6815 EDWARD AND LINDA SELF 114 MAUDE LA. MT. AIRY, NC 27030 1768- 23-6815 JAMES AND SUE MERRITT 3523 VIOLET CT. WILMINGTON, NC 28409 1768-23-6815 GUNZ/ROGERS PROPERTY BETTY R. GUNZ 1409 MAYLAND AVE. CHALOTTE, NC 28209 1768-32-8863 WILLIAM ROGERS, C/O TEXWEST, LLC PO BOX 101149 FORTH WORTH, TX 76185 1768-32-8863 LILES FAMILY PROPERTY LILES FAMILY, LLC 2524 HOLIDAY AVE. ZEBULON, NC 27597 1758-92-8330
SURVEYOR:	CMP PROFESSIONAL LANDSCAPE, PL CONTACT: MIKE MOSS 206 HIGH HOUSE RD STE 205 WAKE FOREST, NC 27587 919-556-3148
DEVELOPER:	MERRITT LV1 OWNER, LLC CONTACT: LARRY CARUTHERS 4400 LEEDS AVENUE, STE 175 CHARLESTON, SC 29405 843-312-9811
BUFFER/WETLAND:	SAGE ECOLOGICAL SOLUTIONS CONTACT: SEAN CLARK 3707 SWIFT CREEK DRIVE RALEIGH, NC 27606 919-559-1537

PROPOSED IMPERVIOUS TABULATION	
LAND COVER	AREA (AC)
ROADWAYS	17.89 AC
ON LOTS	33.27 AC
STORMWATER CONTROL MEASURES	2.56 AC
SIDEWALK/GREENWAY	5.48 AC
AMENITY	1.15 AC
DRIVEWAY (IN ROW)	1.16 AC
FUTURE FOWLER RD	4.47 AC
FUTURE COMMERCIAL AREA	1 AC
TOTAL:	**66.97 AC**

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA — AMERICAN ENGINEERING ASSOCIATES SOUTHEAST — C-3881 — CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 09:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES TO EC AND OFFSITE REVISIONS
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

MERRITT RESERVE
COVER
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025
SHEET TITLE:	COVER
SHEET NO.:	G-001

North 811 Carolina
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

J:\Jobs\23-0004 Merritt Property (RR)\Revit_Working Dwgs\Sheets\Construction Set\1- G-001-COVER.dwg
2026-02-19

STRM - SCM 5A Out - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
OS-5A	FES-OS-5A	24"	Reinforced Concrete Pipe	82.94	7.23%	307.00	313.00

STRM - SCM 5C - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
CB 562	JB 561	30"	Reinforced Concrete Pipe	79.00	6.42%	298.43	303.50
CB 562A	CB 562	18"	Reinforced Concrete Pipe	176.32	0.85%	304.50	306.00
CB 563	CB 562	24"	Reinforced Concrete Pipe	163.56	4.52%	304.00	311.40
CB 564	CB 563	24"	Reinforced Concrete Pipe	180.72	4.04%	311.60	318.90
CB 565	CB 564	24"	Reinforced Concrete Pipe	228.43	5.69%	319.10	332.10
CB 566	CB 565	24"	Reinforced Concrete Pipe	340.82	5.63%	332.30	351.50
CB 567	CB 566	18"	Reinforced Concrete Pipe	334.23	1.80%	352.00	358.00
CB 567B	JB 567A	15"	Reinforced Concrete Pipe	33.26	6.16%	360.45	362.50
CB 568	JB 567A	18"	Reinforced Concrete Pipe	40.91	2.20%	360.40	361.30
CB 569	CB 568	18"	Reinforced Concrete Pipe	101.67	3.84%	361.50	365.40
CB 570	CB 569	18"	Reinforced Concrete Pipe	289.58	2.30%	365.60	372.25
CB 571	CB 570	15"	Reinforced Concrete Pipe	276.54	0.61%	372.50	374.20
CB 572	CB 571	15"	Reinforced Concrete Pipe	389.26	0.57%	374.40	376.60
CB 572A	CB 572	15"	Reinforced Concrete Pipe	86.96	0.57%	376.80	377.30
JB 561	FES 560	30"	Reinforced Concrete Pipe	65.38	8.76%	292.50	298.23
JB 562B	CB 562A	15"	Reinforced Concrete Pipe	67.05	6.85%	306.25	310.84
JB 567A	CB 567	18"	Reinforced Concrete Pipe	67.12	2.98%	358.20	360.20
JB 567C	CB 567	15"	Reinforced Concrete Pipe	45.79	9.83%	358.25	362.75
YI 562C	JB 562B	15"	Reinforced Concrete Pipe	51.45	0.82%	312.08	312.50
YI 567D	JB 567C	15"	Reinforced Concrete Pipe	282.56	1.29%	362.95	366.59

STRM - SCM 5C Out - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
OS-5C	FES-OS-5C	24"	Reinforced Concrete Pipe	57.35	3.49%	290.00	292.00

STRM - SCM 6A - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
CB 603	YI 602	18"	Reinforced Concrete Pipe	127.96	9.46%	295.50	307.60
CB 603A	CB 603	15"	Reinforced Concrete Pipe	7.16	0.50%	311.70	311.74
CB 604	CB 603	15"	Reinforced Concrete Pipe	76.30	8.39%	311.70	318.10
CB 604A	CB 604	15"	Reinforced Concrete Pipe	37.85	5.87%	318.30	320.52
CB 605	CB 604	15"	Reinforced Concrete Pipe	132.56	5.21%	318.30	325.20
CB 605A	CB 605	15"	Reinforced Concrete Pipe	28.02	0.66%	325.40	325.58
YI 601*	FES 600*	24"	Reinforced Concrete Pipe	67.89	9.87%	283.00	289.70
YI 602	YI 601	24"	Reinforced Concrete Pipe	55.12	9.25%	289.90	295.00
YI 602A	YI 602	18"	Reinforced Concrete Pipe	107.72	2.32%	295.50	297.99
YI 602B	YI 602A	18"	Reinforced Concrete Pipe	124.94	1.38%	298.19	299.91
YI 602C	YI 602B	18"	Reinforced Concrete Pipe	99.93	2.27%	300.11	302.38
YI 602D	YI 602C	15"	Reinforced Concrete Pipe	166.02	1.27%	302.63	304.73
YI 602E	YI 602D	15"	Reinforced Concrete Pipe	74.19	3.00%	304.93	307.16
YI 602F	YI 602E	15"	Reinforced Concrete Pipe	94.27	5.00%	307.36	312.07
YI 602G	YI 602F	15"	Reinforced Concrete Pipe	52.85	4.00%	312.27	314.39
YI 602H	YI 602G	15"	Reinforced Concrete Pipe	156.31	5.00%	314.59	322.40

STRM - SCM 6A Out - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
OS-6A	FES-OS-6A	18"	Reinforced Concrete Pipe	88.10	9.08%	274.00	282.00

NOTES:

* DENOTES GASKETED PIPES
** OCB STRUCTURES ARE OFFSET CATCHBASINS, SEE DETAIL ON SHEET CS-501

STRM - SCM 6B - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
CB 612*	JB 611*	24"	Reinforced Concrete Pipe	132.71	6.18%	293.00	301.20
CB 613	CB 612	24"	Reinforced Concrete Pipe	34.50	3.71%	301.40	302.68
CB 613A	CB 613	18"	Reinforced Concrete Pipe	76.01	1.00%	303.18	303.94
CB 613B	CB 613A	15"	Reinforced Concrete Pipe	34.18	0.50%	304.19	304.36
CB 614	CB 613	24"	Reinforced Concrete Pipe	18.97	8.50%	303.82	305.43
CB 615	CB 614	24"	Reinforced Concrete Pipe	45.78	8.50%	305.63	309.52
CB 615A	CB 615	18"	Reinforced Concrete Pipe	164.31	7.46%	310.02	322.27
CB 615B	CB 615A	15"	Reinforced Concrete Pipe	28.00	0.82%	322.52	322.75
CB 616	JB 614A	24"	Reinforced Concrete Pipe	46.18	1.01%	311.80	312.27
CB 617	JB 614A	24"	Reinforced Concrete Pipe	42.94	8.31%	313.78	317.35
CB 617A	CB 617	15"	Reinforced Concrete Pipe	33.98	7.04%	318.10	320.49
CB 618	CB 617	24"	Reinforced Concrete Pipe	118.07	8.01%	317.55	327.00
CB 618A	CB 618	15"	Reinforced Concrete Pipe	66.41	6.55%	327.75	332.10
CB 618B	CB 618A	15"	Reinforced Concrete Pipe	32.00	0.50%	332.34	332.50
CB 619	CB 618	18"	Reinforced Concrete Pipe	34.52	1.00%	327.50	327.84
CB 620	CB 619	18"	Reinforced Concrete Pipe	54.02	0.80%	328.04	328.48
CB 621	CB 620	18"	Reinforced Concrete Pipe	32.39	0.90%	328.68	328.97
CB 622	CB 621	18"	Reinforced Concrete Pipe	49.14	1.11%	329.17	329.71
CB 623	CB 622	18"	Reinforced Concrete Pipe	34.09	0.80%	329.91	330.19
CB 633	JB 632	15"	Reinforced Concrete Pipe	78.57	1.91%	301.20	302.70
CB 634	CB 633	15"	Reinforced Concrete Pipe	208.97	1.00%	302.90	305.00
JB 611*	HW 610*	30"	Reinforced Concrete Pipe	33.05	3.03%	291.50	292.50
JB 614A*	CB 614*	24"	Reinforced Concrete Pipe	60.38	9.24%	306.00	311.58
JB 631*	FES 630*	18"	Reinforced Concrete Pipe	27.56	3.63%	291.50	292.50
JB 632	JB 631	15"	Reinforced Concrete Pipe	96.16	8.58%	292.75	301.00
YI 611A	JB 611	15"	Reinforced Concrete Pipe	40.85	1.00%	303.79	304.20
YI 616A	CB 616	15"	Reinforced Concrete Pipe	29.80	9.14%	313.02	315.74
YI 617A	CB 618	15"	Reinforced Concrete Pipe	51.93	0.50%	327.75	328.01

STRM - SCM 6B Out - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
OS-6B	FES-OS-6B	24"	Reinforced Concrete Pipe	83.90	9.53%	283.00	291.00

STRM - SCM 7 - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
CB 702A	JB 702	24"	Reinforced Concrete Pipe	82.19	0.80%	328.25	328.91
CB 703	JB 702	18"	Reinforced Concrete Pipe	39.05	5.00%	328.75	330.70
CB 703A	CB 703	18"	Reinforced Concrete Pipe	30.68	0.70%	330.70	330.91
CB 704	CB 703	15"	Reinforced Concrete Pipe	124.07	6.23%	330.90	338.62
CB 752*	JB 751*	18"	Reinforced Concrete Pipe	136.83	5.76%	327.38	335.26
JB 701*	FES 700*	30"	Reinforced Concrete Pipe	50.79	1.00%	324.50	325.01
JB 702*	JB 701*	30"	Reinforced Concrete Pipe	126.98	2.01%	325.20	327.75
JB 751*	FES 750*	24"	Reinforced Concrete Pipe	41.43	5.75%	324.50	326.88
JB 753	CB 752	18"	Reinforced Concrete Pipe	78.25	8.00%	335.46	341.72

STRM - SCM 7 Out - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
OS-7	FES-OS-7	18"	Reinforced Concrete Pipe	57.71	6.93%	320.00	324.00

Greenway Culverts - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
FES 1000	FES 1001	15"	Reinforced Concrete Pipe	37.03	6.75%	270.00	272.50

Culverts - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
		72"	Reinforced Concrete Pipe	70.74	1.77%	349.50	350.75
FES 40	FES 41	15"	Reinforced Concrete Pipe	118.21	0.85%	375.00	376.00
HW 10	EW 11	72"	Reinforced Concrete Pipe	70.74	1.77%	349.50	350.75
HW 20	EW 21	54"	Reinforced Concrete Pipe	114.19	0.96%	370.80	371.90
HW 30	EW 31	60"	Reinforced Concrete Pipe	118.77	3.37%	285.00	289.00

STRM - Offsite Storm - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
CB-1001	JB-1000	24"	Reinforced Concrete Pipe	71.15	0.50%	379.41	379.76
CB-1002	CB-1001	24"	Reinforced Concrete Pipe	136.84	0.50%	379.96	380.65
CB-1006	OCB-1005	18"	Reinforced Concrete Pipe	119.96	0.50%	384.02	384.62
CB-1010	JB-1000	18"	Reinforced Concrete Pipe	43.59	1.74%	379.71	380.47
JB-1000		24"	Reinforced Concrete Pipe	91.31	0.50%	378.75	379.21
**OCB-1003	CB-1002	18"	Reinforced Concrete Pipe	91.39	0.50%	380.85	381.31
**OCB-1004	OCB-1003	18"	Reinforced Concrete Pipe	213.43	0.50%	381.51	382.58
**OCB-1005	OCB-1004	18"	Reinforced Concrete Pipe	210.01	0.50%	382.77	383.82

Offsite Storm South - PIPE SUMMARY

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE	PIPE MATERIAL	LENGTH	SLOPE	DOWNSTREAM INVERT (FT)	UPSTREAM INVERT (FT)
		12"	Reinforced Concrete Pipe	26.56	4.16%	374.80	375.90
CB-1011	FES-1012	12"	Reinforced Concrete Pipe	20.33	0.50%	380.39	380.49

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING
CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3861

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00'00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
STORM PIPE SCHEDULE
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
STORM PIPE SCHEDULE

SHEET NO.:
G-008

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BBP\Revit_ Working Dwgs\Sheets\Construction Set\4. G-004 General Notes and Schedule.dwg
2026-02-19

STRM - SCM 5A - Structure Table	
Structure Name	Details
CB 503	RIM = 332.33 INV IN = 323.444 INV IN = 323.444 INV OUT = 323.210
CB 503A	RIM = 332.17 INV OUT = 323.462
CB 504	RIM = 334.39 INV IN = 324.095 INV IN = 326.645 INV OUT = 323.895
CB 504A	RIM = 334.78 INV IN = 327.443 INV OUT = 327.243
CB 505	RIM = 335.43 INV IN = 325.270 INV IN = 327.820 INV IN = 327.570 INV OUT = 325.070
CB 505A	RIM = 335.90 INV IN = 328.816 INV OUT = 328.616
CB 506	RIM = 336.49 INV IN = 326.420 INV IN = 327.720 INV OUT = 326.220
CB 507	RIM = 338.24 INV IN = 329.400 INV OUT = 328.900
CB 508	RIM = 340.87 INV IN = 332.700 INV OUT = 332.200
CB 509	RIM = 346.09 INV IN = 338.050 INV IN = 338.050 INV OUT = 337.800
CB 509A	RIM = 349.44 INV OUT = 341.172
CB 510	RIM = 359.96 INV IN = 352.000 INV OUT = 351.900
CB 510A	RIM = 364.48 INV OUT = 356.725
CB 511	RIM = 340.50 INV IN = 328.200 INV IN = 328.200 INV OUT = 328.000
CB 511A	RIM = 340.65 INV OUT = 330.755
CB 512	RIM = 345.64 INV IN = 334.800 INV IN = 335.475 INV OUT = 334.600
CB 512A	RIM = 347.02 INV IN = 337.692 INV OUT = 337.492
CB 513	RIM = 350.88 INV IN = 341.600 INV OUT = 341.100
CB 514	RIM = 358.26 INV IN = 349.800 INV OUT = 349.700
CB 514A	RIM = 362.51 INV IN = 351.692 INV OUT = 351.400
CB 514B	RIM = 363.27 INV IN = 352.138 INV OUT = 351.938
CB 515	RIM = 336.62 INV IN = 326.800 INV OUT = 326.600
CB 516	RIM = 337.61 INV IN = 328.255 INV OUT = 327.255
CB 517	RIM = 337.59 INV IN = 328.847 INV IN = 329.147 INV OUT = 328.647
CB 517A	RIM = 337.97 INV IN = 329.669 INV OUT = 329.469
CB 517B	RIM = 340.39 INV IN = 330.678 INV OUT = 330.478
CB 518	RIM = 341.32 INV IN = 331.500 INV OUT = 331.300
CB 519	RIM = 347.71 INV IN = 338.700 INV IN = 339.950 INV OUT = 338.200
CB 519A	RIM = 350.55 INV IN = 340.937 INV OUT = 340.737
CB 520	RIM = 352.80 INV IN = 343.800 INV IN = 344.100 INV OUT = 343.600
CB 521	RIM = 356.65 INV IN = 348.400 INV OUT = 348.200

STRM - SCM 5A - Structure Table	
Structure Name	Details
CB 522	RIM = 360.12 INV IN = 351.450 INV IN = 352.250 INV OUT = 351.250
CB 522A	RIM = 360.93 INV IN = 352.700 INV IN = 352.900 INV OUT = 352.450
CB 522E	RIM = 361.35 INV IN = 353.300 INV OUT = 353.200
CB 523	RIM = 364.04 INV IN = 355.500 INV IN = 356.300 INV OUT = 355.300
CB 524	RIM = 369.61 INV IN = 358.498 INV IN = 358.298 INV OUT = 357.798
CB 524A	RIM = 369.73 INV IN = 358.652 INV OUT = 358.452
CB 525	RIM = 373.20 INV IN = 365.100 INV IN = 365.350 INV OUT = 364.600
CB 525A	RIM = 375.87 INV IN = 368.794 INV OUT = 368.594
CB 526	RIM = 380.55 INV IN = 372.800 INV OUT = 372.600
CB 527	RIM = 382.80 INV IN = 374.700 INV OUT = 374.500
CB 528	RIM = 384.22 INV IN = 376.450 INV IN = 376.450 INV OUT = 376.200
CB 528A	RIM = 384.42 INV OUT = 376.590
CB 529	RIM = 384.98 INV IN = 377.200 INV OUT = 377.000
CB 530	RIM = 387.17 INV IN = 379.400 INV OUT = 379.200
CB 531	RIM = 389.10 INV IN = 381.700 INV IN = 381.700 INV OUT = 381.500
CB 531A	RIM = 389.41 INV OUT = 381.840
CB 532	RIM = 390.43 INV IN = 382.600 INV OUT = 382.500
CB 532A	RIM = 390.68 INV IN = 383.000 INV OUT = 382.900
CB 533	RIM = 390.30 INV IN = 385.863 INV OUT = 383.500
CB 534	RIM = 366.26 INV IN = 358.000 INV OUT = 357.800
CB 535	RIM = 367.80 INV IN = 360.000 INV IN = 360.050 INV OUT = 359.800
CB 535A	RIM = 368.24 INV OUT = 360.335
CB 536	RIM = 369.54 INV IN = 362.100 INV IN = 362.100 INV OUT = 361.900
CB 536A	RIM = 369.67 INV OUT = 362.240
CB 537	RIM = 374.11 INV IN = 366.600 INV OUT = 366.400
CB 537A	RIM = 375.18 INV OUT = 367.560
CB 538	RIM = 353.24 INV IN = 344.900 INV OUT = 344.400
CB 539	RIM = 355.26 INV IN = 347.450 INV IN = 347.450 INV OUT = 347.200
CB 539A	RIM = 355.25 INV OUT = 347.730
CB 541	RIM = 363.37 INV IN = 355.200 INV IN = 355.400 INV OUT = 355.000
CB 541A	RIM = 363.55 INV OUT = 355.479

STRM - SCM 5A - Structure Table	
Structure Name	Details
CB 552	RIM = 346.31 INV IN = 334.109 INV OUT = 331.610
CB 553	RIM = 346.30 INV IN = 334.780 INV OUT = 334.280
CB 554	RIM = 346.71 INV IN = 335.358 INV OUT = 335.160
CB 555	RIM = 345.78 INV IN = 335.860 INV OUT = 335.610
CB 556A	RIM = 345.78 INV IN = 338.200 INV IN = 336.200 INV OUT = 336.000
CB 556B	RIM = 344.51 INV IN = 336.630 INV OUT = 336.433
CB 556C	RIM = 344.36 INV OUT = 336.800
CB 557	RIM = 351.50 INV IN = 344.500 INV OUT = 344.300
CB 558	RIM = 351.96 INV IN = 345.100 INV OUT = 344.900
CB 559A	RIM = 353.78 INV IN = 346.500 INV OUT = 346.260
CB 559B	RIM = 353.75 INV OUT = 346.670
FES 500	RIM = 320.50 INV IN = 316.000
FES 550	RIM = 315.83 INV IN = 313.500
JB 500A	RIM = 332.72 INV IN = 316.950 INV OUT = 316.750
JB 505C	RIM = 333.91 INV IN = 328.440 INV OUT = 328.239
JB 524C	RIM = 367.78 INV IN = 359.936 INV OUT = 359.353
JB 524E	RIM = 367.14 INV IN = 362.042 INV OUT = 361.842
JB 540	RIM = 360.64 INV IN = 352.500 INV OUT = 352.400
JB 541B	RIM = 364.96 INV IN = 356.084 INV OUT = 355.884
JB 551	RIM = 338.68 INV IN = 321.754 INV OUT = 319.250
YI 500B	RIM = 326.82 INV IN = 318.300 INV OUT = 318.100
YI 501	RIM = 337.98 INV IN = 322.100 INV OUT = 321.600
YI 502	RIM = 340.86 INV IN = 322.660 INV IN = 324.464 INV OUT = 322.464
YI 504B	RIM = 331.40 INV OUT = 327.742
YI 505B	RIM = 334.04 INV OUT = 329.451
YI 505D	RIM = 332.86 INV IN = 328.820 INV OUT = 328.624
YI 505E	RIM = 333.63 INV IN = 329.360 INV OUT = 329.156
YI 505F	RIM = 335.03 INV IN = 330.260 INV OUT = 330.062
YI 505G	RIM = 335.75 INV IN = 331.210 INV OUT = 331.008
YI 505H	RIM = 336.04 INV IN = 332.150 INV OUT = 331.954
YI 505I	RIM = 338.49 INV OUT = 332.895

STRM - SCM 5A - Structure Table	
Structure Name	Details
YI 512B	RIM = 346.30 INV OUT = 339.948
YI 514C	RIM = 358.20 INV OUT = 353.350
YI 517C	RIM = 338.51 INV IN = 332.146 INV OUT = 331.563
YI 517D	RIM = 353.00 INV IN = 337.100 INV OUT = 336.900
YI 517E	RIM = 349.24 INV IN = 341.068 INV OUT = 340.868
YI 517F	RIM = 354.27 INV IN = 346.130 INV OUT = 345.547
YI 517G	RIM = 357.37 INV IN = 351.473 INV OUT = 351.273
YI 517H	RIM = 362.32 INV IN = 356.427 INV OUT = 356.227
YI 517I	RIM = 372.00 INV IN = 366.676 INV OUT = 366.384
YI 517J	RIM = 374.67 INV IN = 368.648 INV OUT = 368.448
YI 517K	RIM = 374.75 INV IN = 369.217 INV OUT = 369.017
YI 517L	RIM = 374.42 INV OUT = 369.576
YI 519B	RIM = 348.88 INV OUT = 342.238
YI 522B	RIM = 355.81 INV IN = 353.250 INV OUT = 353.150
YI 522C	RIM = 358.39 INV IN = 353.800 INV OUT = 353.700
YI 522D	RIM = 362.67 INV OUT = 358.229
YI 522F	RIM = 367.82 INV IN = 360.600 INV OUT = 360.500
YI 522G	RIM = 368.84 INV IN = 362.900 INV OUT = 362.800
YI 522H	RIM = 369.18 INV IN = 364.100 INV OUT = 364.000
YI 522I	RIM = 369.47 INV IN = 364.700 INV OUT = 364.600
YI 522J	RIM = 371.89 INV OUT = 367.446
YI 524B	RIM = 369.17 INV IN = 358.989 INV OUT = 358.789
YI 524D	RIM = 365.69 INV IN = 360.438 INV OUT = 360.238
YI 524F	RIM = 368.96 INV IN = 363.959 INV OUT = 363.668
YI 524G	RIM = 372.10 INV IN = 366.934 INV OUT = 366.734
YI 524H	RIM = 378.08 INV IN = 370.974 INV OUT = 370.774
YI 524I	RIM = 377.88 INV IN = 371.460 INV OUT = 371.260
YI 524J	RIM = 377.88 INV IN = 371.946 INV OUT = 371.746
YI 524K	RIM = 377.07 INV OUT = 372.220
YI 525B	RIM = 382.15 INV IN = 375.780 INV OUT = 375.580
YI 525C	RIM = 385.23 INV IN = 380.101 INV OUT = 379.901

STRM - SCM 5C - Structure Table	
Structure Name	Details
CB 562	RIM = 312.97 INV IN = 304.000 INV IN = 304.500 INV OUT = 303.500
CB 562A	RIM = 310.97 INV IN = 306.250 INV OUT = 306.000
CB 563	RIM = 317.91 INV IN = 311.600 INV OUT = 311.400
CB 564	RIM = 325.97 INV IN = 319.100 INV OUT = 318.900
CB 565	RIM = 339.97 INV IN = 332.300 INV OUT = 332.100
CB 566	RIM = 357.51 INV IN = 352.000 INV OUT = 351.500
CB 567	RIM = 367.15 INV IN = 358.200 INV IN = 358.250 INV OUT = 358.000
CB 567B	RIM = 367.66 INV OUT = 362.498
CB 568	RIM = 369.70 INV IN = 361.500 INV OUT = 361.300
CB 569	RIM = 372.27 INV IN = 365.600 INV OUT = 365.400
CB 570	RIM = 380.46 INV IN = 372.500 INV OUT = 372.250
CB 571	RIM = 386.83 INV IN = 374.400 INV OUT = 374.200
CB 572	RIM = 386.37 INV IN = 376.800 INV OUT = 376.600
CB 572A	RIM = 385.86 INV OUT = 377.300
FES 560	RIM = 295.88 INV IN = 292.500
JB 561	RIM = 315.19 INV IN = 298.430 INV OUT = 298.230
JB 562B	RIM = 322.99 INV IN = 312.076 INV OUT = 310.842
JB 567A	RIM = 368.11 INV IN = 360.400 INV IN = 360.450 INV OUT = 360.200
JB 567C	RIM = 370.90 INV IN = 362.950 INV OUT = 362.750
YI 562C	RIM = 315.90 INV OUT = 312.498
YI 567D	RIM = 371.03 INV OUT = 366.589

STRM - SCM 7 - Structure Table	
Structure Name	Details
**CB 702A	RIM = 335.52 INV OUT = 328.905
CB 703	RIM = 339.11 INV IN = 330.700 INV IN = 330.900 INV OUT = 330.700
* CB 703A	RIM = 339.93 INV OUT = 330.915
CB 704	RIM = 345.79 INV OUT = 338.625
CB 752	RIM = 349.87 INV IN = 335.462 INV OUT = 335.262
FES 700	RIM = 325.38 INV IN = 324.500
FES 750	RIM = 324.83 INV IN = 324.500
JB 701	RIM = 330.94 INV IN = 325.200 INV OUT = 325.008
JB 702	RIM = 338.54 INV IN = 328.748 INV IN = 328.248 INV OUT = 327.748
JB 751	RIM = 337.96 INV IN = 327.381 INV OUT = 326.881
JB 753	RIM = 350.46 INV OUT = 341.722

STRM - SCM 6B - Structure Table	
Structure Name	Details
CB 612	RIM = 319.82 INV IN = 301.400 INV OUT = 301.200
CB 613	RIM = 318.93 INV IN = 303.816 INV IN = 303.180 INV OUT = 302.680
CB 613A	RIM = 311.01 INV IN = 304.194 INV OUT = 303.940
CB 613B	RIM = 311.32 INV OUT = 304.365
CB 614	RIM = 321.70 INV IN = 305.629 INV IN = 306.000 INV OUT = 305.429
CB 615	RIM = 325.28 INV IN = 310.020 INV OUT = 309.520
CB 615A	RIM = 330.20 INV IN = 322.520 INV OUT = 322.270
CB 615B	RIM = 330.20 INV OUT = 322.750
CB 616	RIM = 326.10 INV IN = 313.015 INV OUT = 312.265
CB 617	RIM = 330.51 INV IN = 317.548 INV IN = 318.098 INV OUT = 317.348
CB 617A	RIM = 331.29 INV OUT = 320.490
CB 618	RIM = 336.21 INV IN = 327.500 INV IN = 327.750 INV IN = 327.750 INV OUT = 327.000
CB 618A	RIM = 340.79 INV IN = 332.340 INV OUT = 332.100
CB 618B	RIM = 340.43 INV OUT = 332.500
CB 619	RIM = 336.83 INV IN = 328.045 INV OUT = 327.845
CB 620	RIM = 334.58 INV IN = 328.677 INV OUT = 328.477
CB 621	RIM = 333.54 INV IN = 329.169 INV OUT = 328.969
CB 622	RIM = 336.66 INV IN = 329.913 INV OUT = 329.713
*CB 623	RIM = 336.44 INV OUT = 330.186
CB 633	RIM = 313.86 INV IN = 302.900 INV OUT = 302.700
CB 634	RIM = 311.00 INV OUT = 305.000
FES 630	RIM = 293.29 INV IN = 291.500
HW 610	RIM = 294.38 INV IN = 291.500
JB 611	RIM = 312.64 INV IN = 293.000 INV IN = 303.792 INV OUT = 292.500
JB 614A	RIM = 326.95 INV IN = 313.780 INV IN = 311.800 INV OUT = 311.579
JB 631	RIM = 307.70 INV IN = 292.750 INV OUT = 292.500
JB 632	RIM = 315.26 INV IN = 301.200 INV OUT = 301.000
YI 611A	RIM = 308.89 INV OUT = 304.200
YI 616A	RIM = 323.47 INV OUT = 315.738
YI 617A	RIM = 331.75 INV OUT = 328.010

STRM - SCM 6B Out - Structure Table	
Structure Name	Details
FES-OS-6B	RIM = 285.83 INV IN = 283.000
OS-6B	RIM = 297.50 INV OUT = 291.000

STRM - SCM 6A - Structure Table	
Structure Name	Details
CB 603	RIM = 321.19 INV IN = 311.700 INV IN = 311.700 INV OUT = 307.600
CB 603A	RIM = 321.00 INV OUT = 311.736
CB 604	RIM = 326.27 INV IN = 318.300 INV IN = 318.300 INV OUT = 318.100
CB 604A	RIM = 327.58 INV OUT = 320.524
CB 605	RIM = 332.98 INV IN = 325.400 INV OUT = 325.200
CB 605A	RIM = 333.03 INV OUT = 325.585
FES 600	RIM = 285.33 INV IN = 283.000
YI 601	RIM = 297.92 INV IN = 289.900 INV OUT = 289.700
YI 602	RIM = 305.88 INV IN = 295.500 INV IN = 295.500 INV OUT = 295.000
YI 602A	RIM = 308.04 INV IN = 298.194 INV OUT = 297.994
YI 602B	RIM = 311.48 INV IN = 300.114 INV OUT = 299.914
YI 602C	RIM = 309.48 INV IN = 302.634 INV OUT = 302.384
YI 602D	RIM = 312.80 INV IN = 304.934 INV OUT = 304.734
YI 602E	RIM = 314.32 INV IN = 307.360 INV OUT = 307.160
YI 602F	RIM = 320.43 INV IN = 312.274 INV OUT = 312.074
YI 602G	RIM = 325.84 INV IN = 314.588 INV OUT = 314.388
YI 602H	RIM = 332.11 INV OUT = 322.404

<[67490088(2449)]> - Structure Table	
Structure Name	Details

STRM - Offsite Storm - Structure Table	
Structure Name	Details
CB-1001	RIM = 384.82 INV IN = 379.965 INV OUT = 379.765
**CB-1002	RIM = 384.70 INV IN = 380.850 INV OUT = 380.649
CB-1006	RIM = 389.86 INV OUT = 384.623
CB-1010	RIM = 385.96 INV OUT = 380.467
JB-1000	RIM = 385.96 INV IN = 379.409 INV IN = 379.709 INV OUT = 379.209
***OCB-1003	RIM = 385.25 INV IN = 381.510 INV OUT = 381.307
***OCB-1004	RIM = 386.89 INV IN = 382.770 INV OUT = 382.577
***OCB-1005	RIM = 388.69 INV IN = 384.023 INV OUT = 383.820

Offsite Storm South - Structure Table	
Structure Name	Details
CB-1011	RIM = 382.55 INV OUT = 380.492
FES-1012	RIM = 381.64 INV IN = 380.390

STRM - SCM 5A Out - Structure Table	
Structure Name	Details
FES-OS-5A	RIM = 306.33 INV IN = 307.000
OS-5A	RIM = 323.50 INV OUT = 313.000

STRM - SCM 5C Out - Structure Table	
Structure Name	Details
FES-OS-5C	RIM = 292.33 INV IN = 290.000
OS-5C	RIM = 298.00 INV OUT = 292.000

STRM - SCM 6A Out - Structure Table	
Structure Name	Details
FES-OS-6A	RIM = 274.79 INV IN = 274.000
OS-6A	RIM = 287.00 INV OUT = 282.000

STRM - SCM 7 Out - Structure Table	
Structure Name	Details
FES-OS-7	RIM = 321.45 INV IN = 320.000
OS-7	RIM = 328.00 INV OUT = 324.000

NOTES:

* DENOTES A DOUBLE CATCH BASIN
** DENOTES A TRIPLE CATCH BASIN
*** DENOTES A OFFSET CATCH BASIN, SEE DETAIL ON CS-501

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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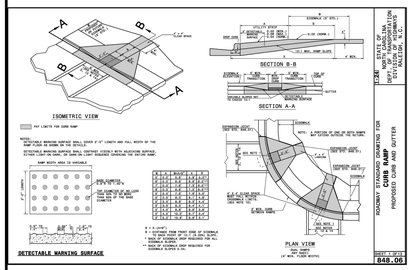
MERRITT RESERVE
STORM STRUCTURE SCHEDULE
ROLESVILLE RD
WAKE COUNTY NC 27312

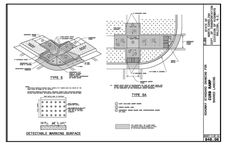
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

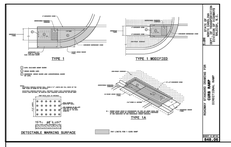
SHEET TITLE:
STORM STRUCTURE SCHEDULE

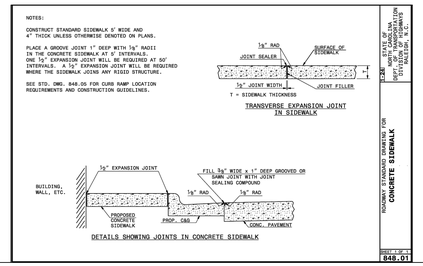
SHEET NO.:
G-010

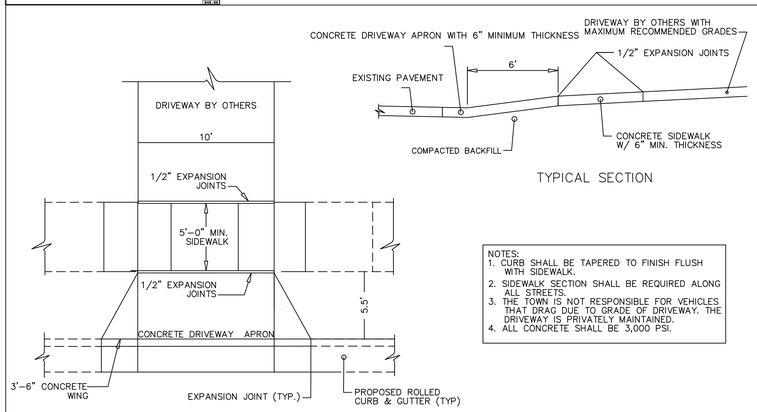
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

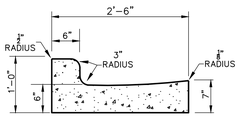




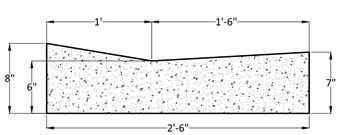








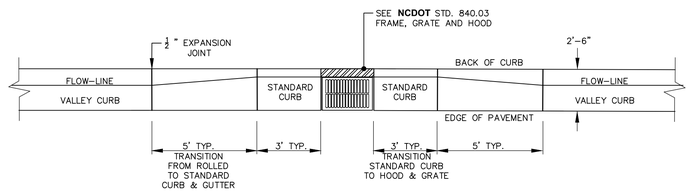
30" STANDARD CURB & GUTTER



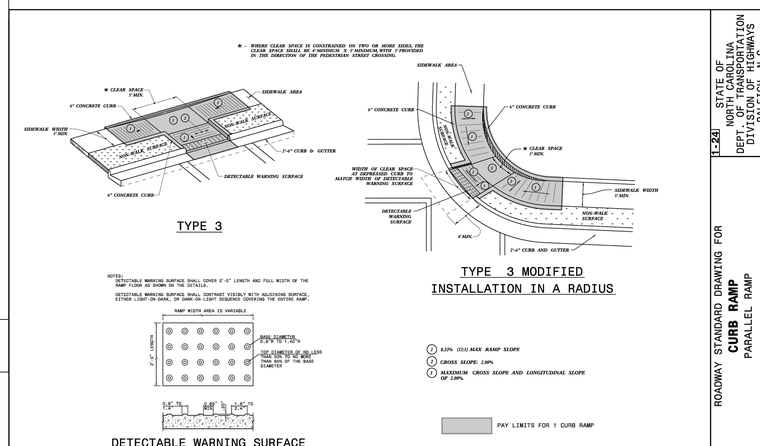
VALLEY GUTTER

NOTES:
1. CONCRETE SHALL BE 3000 PSI.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS OR 15' INTERVALS WHEN A MACHINE IS USED.
3. EXPANSION JOINTS SHALL BE SPACED AT 50' INTERVALS.
4. FINISH ALL CONCRETE WITH CURING COMPOUND.
5. FOLLOW ALL APPLICABLE ACI REQUIRMENTS.
6. ROLLED CURB SHALL ONLY BE USED FOR APPROVED APPLICATIONS.

CURB & GUTTER



CONCRETE CURB AND GUTTER TRANSITION
(VALLEY CURB TO STANDARD CURB)



AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION

REVISION:

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1-24

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PARALLEL RAMP

SHEET 9 OF 13
848.06

MERRITT RESERVE
NCDOT DETAILS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

NCDOT DETAILS

SHEET NO.:

CS-502

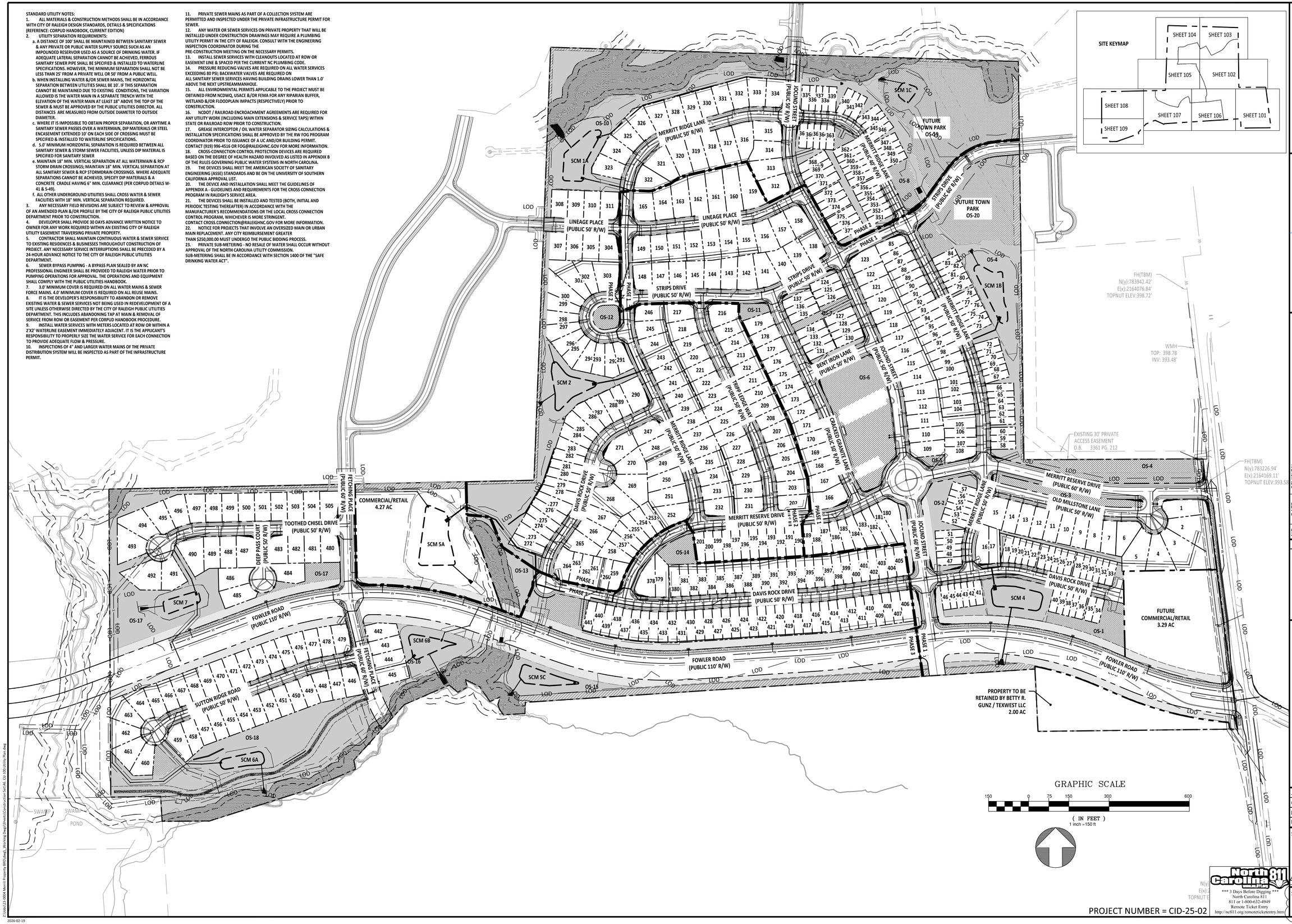
PROJECT NUMBER = CID-25-02

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Construction Set\45_CS-500-502 CIVIL DETAILS.dwg

2026-02-19

STANDARD UTILITY NOTES:
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAMMANHOLE.
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".



SITE KEYMAP

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
CERTIFICATE OF AUTHORIZATION
C-3851

Digitally signed by Jakob Klein
Date: 2026.02.19 -05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528 JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE

UTILITY PLAN OVERALL

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

UTILITY PLAN OVERALL

SHEET NO.:
CU-100

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BRP\dwg_Working Dwgs\Sheet\Construction Set\46_CU-100 Utility Plan.dwg
2026-02-19

SEE SHEET CU-102

SEE SHEET CU-106

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

OLD MILLSTONE LANE (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

EXISTING 30' PRIVATE ACCESS EASEMENT D.B. 3361 PG. 212

EXISTING 50' GAS EASEMENT D.B. 17015 PG. 398

20' PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

5' SIDEWALK

10' CONCRETE SIDE PATH

1' ACCESS EASEMENT

20' PUBLIC DRAINAGE AND SCM ACCESS MAINTENANCE EASEMENT

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

50' R/W DEDICATION

PROPERTY TO BE RETAINED BY BETTY R. GUNZ / TEXWEST LLC 2.00 AC

FUTURE COMMERCIAL/RETAIL 3.29 AC

SCM 4

OS-1

OS-3

OS-4

FES 400

FES-OS-4

FH(TBM)
N(y):783226.94'
E(x):2164169.11'
TOPNUT ELEV:393.58'

CONNECT TO EXISTING 16" WATERLINE

CONNECT TO EXISTING 16" WATERLINE. INSTALL 12" TAPPING SLEEVE AND VALVE. EX. WATERLINE ELEV. TO BE CONFIRMED.

FIRE HYDRANT (TYP.)

8" X 8" TEE
3 - 8" GV

3' COR UTILITY PUBLIC EASEMENT

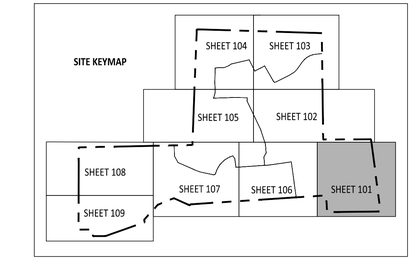
CB 569, CB 570, CB 571, CB 572, CB 572A, CB-1001, CB-1002, CB-1003, CB-1004, CB-1005, CB-1006, CB-1010, CB 401, CB 402, CB 403, CB 404, CB 405, CB 406, CB 407, CB 408, CB 409, CB 410, CB 419, CB 420, CB 421, CB 422, CB 422A, CB 422C, CB 422D, CB 422E, CB 423, CB 423A, CB 424, CB 425, CB 426, CB 427, CB 428, CB 429, CB 429A, CB 567B, CB 407A

MH 127, MH 128, MH 129, MH 130, MH 131, MH 230, MH 230A, MH 231, MH 232, MH 234, MH 235

YI 404A, YI 407B, YI 407C, YI 407D, YI 407E, YI 407G, YI 412A, YI 422B

JB 407F, JB-1000, OCB-1003, OCB-1004, OCB-1005

SITE KEYMAP



UTILITY PLAN LEGEND

WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = CID-25-02

North Carolina 811

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

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American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 -05'00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
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MERRITT RESERVE

ROLESVILLE RD
WAKE COUNTY NC 27312

UTILITY PLAN

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

UTILITY PLAN

SHEET NO.:

CU-101

Z:\Jobs\23-0004 Merritt Property (BRP)\Mp\L_Working Dwgs\Sheets\Construction Set\CF CU-101-103 Utility Plan (50 Scale).dwg

2026-02-19

SEE SHEET CU-104

SEE SHEET CU-103

SEE SHEET CU-105

SEE SHEET CU-106

SEE SHEET CU-101

STRIPS DRIVE (PUBLIC 50' R/W)

JOCUMO STREET (PUBLIC 50' R/W)

CRACKED GRANITE LANE (PUBLIC 50' R/W)

BENT IRON LANE (PUBLIC 50' R/W)

TRIPP LEDGE WAY (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

OLD MILLSTONE LANE (PUBLIC 50' R/W)

SCM 1B

OS-11 OS-7 OS-6 OS-5 OS-4 OS-3 OS-2

FIRE HYDRANT

8" X 8" TEE
3 - 8" GV

12" X 8" TEE
2 - 12" GV
1 - 8" GV

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

FIRE HYDRANT (TYP.)

WATER AND SEWER CONNECTIONS FOR AMENITY AREA. SIZE TO BE FINALIZED WITH AMENITY AREA DESIGN PLANS.

5' SIDEWALK

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

EXISTING 30' PRIVATE ACCESS EASEMENT
D.B. 3361 PG. 212

EXISTING 50' GAS EASEMENT
D.B. 17016 PG. 398

N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

SITE KEYMAP

SHEET 104 SHEET 103 SHEET 105 SHEET 102 SHEET 108 SHEET 107 SHEET 106 SHEET 101 SHEET 109

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	w w
SCM LOCATIONS	
SEWER LINE	s s
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025
SHEET TITLE:	UTILITY PLAN

2

SHEET NO.: CU-102

PROJECT NUMBER = CID-25-02

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BBD\Revit_Working Dwgs\Sheets\Construction Set\47_CU-101-103 Utility Plan (50 Scale).dwg

2026-02-19

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

N/F
BROOKFIELD HOLDINGS(THE POINTE), LLC
D.B. 18774 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10-25-46.98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD

TEMPORARY CONSTRUCTION EASEMENT

CONNECT TO EXISTING 12" DIP WATERLINE

NEUSE RIPARIAN ZONE 2

NEUSE RIPARIAN BUFFER ZONE 1

HW 10

EW 11

CB 138

EX. MH TO BE RAISED TO ROAD GRADE

CB 137

EX. MH22

CB 125

CB 125A

CB 126

VARIABLE WIDTH DRAINAGE EASEMENT

FIRE HYDRANT (TYP.)

MOCKINGBIRD STREET (PUBLIC 50' R/W)

12" X 8" CROSS
2 - 12" GV
2 - 8" GV

CB 131A

MH 501

CB 127

CB 131

MH 520

CB 128

CB 129

VARIABLE WIDTH DRAINAGE EASEMENT

CB 130

CB 152

JB 133

CB 134A

MH 521

YI 133A

CB 134

MH 502

YI 136B

CB 136

CB 136A

20' PRIVATE DRAINAGE EASEMENT

MH 503

BLOW OFF ASSEMBLY TO BE REMOVED DURING PHASE 2

12" X 8" TEE
2 - 12" GV
1 - 8" GV

CB 111A

CB 111

CB 112A

MH 544

MERRITT RIDGE LANE (PRIVATE 40' R/W)

CB 112

CB 112B

YI 112C

20' PRIVATE DRAINAGE EASEMENT

FIRE HYDRANT (TYP.)

5' SIDEWALK

CB 150B

MH 504

CB 148

CB 149

VARIABLE WIDTH DRAINAGE EASEMENT

CB 150

CB 150A

STRIPS DRIVE (PUBLIC 50' R/W)

8" X 8" TEE
3 - 8" GV

YI 217C

MH 508

CB 216

SEE SHEET CU-104

OS-1C

SCM 1C

FES-OS-1C

FES 160

YI 161

SCM ACCESS & MAINTENANCE EASEMENT

EXISTING CORSSE

FUTURE TOWN PARK OS-19

EXISTING 50' GAS EASEMENT
D.B. 16741 P.G. 120

50'

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

FES 41

CONNECT TO EXISTING 12" DIP WATERLINE

STRIPS DRIVE (PUBLIC 60' R/W)

CB 163

FES 162

FES 40

12" X 8" REDUCER

CB 164

20' PUBLIC DRAINAGE EASEMENT

ASHTON RALEI
D.B. 177
B.M. 20
PIN# 176
LAND L
ZONI

EXISTING WETLAND (TYP)

OS-8

OS-9

EW 21

STRIPS DRIVE (PUBLIC 60' R/W)

FIRE HYDRANT (TYP.)

8" X 8" CROSS
4 - 8" GV

BLOW OFF ASSEMBLY TO BE REMOVED DURING PHASE 2

CB 145D

CB 145C

CB 146B

MH 522

CB 145B

CB 145A

CB 146A

CB 146

FES 146C

12" X 8" CROSS
2 - 12" GV
2 - 8" GV

20' PRIVATE DRAINAGE EASEMENT

HW 20

FUTURE TOWN PARK OS-20

3' COR UTILITY PUBLIC EASEMENT

OS-4

CB 145

MERRITT RIDGE LANE (PUBLIC 50' R/W)

FES-OS-1B

OS-1B

SCM ACCESS & MAINTENANCE EASEMENT

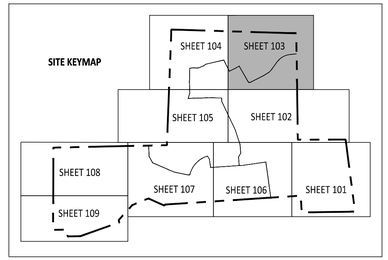
SCM 1B

MH 523

CB 144A

SEE SHEET CU-102

SITE KEYMAP



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

UTILITY PLAN

SHEET NO.:

CU-103

North Carolina 811
811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (BRP)\Mail_Working Dwgs\Sheets\Construction Set\CI-103-105 Utility Plan (50 Scale).dwg

2026-02-19

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

CONNECT TO EXISTING 12" DIP WATERLINE

EW 11

HW 10

CB 138

EX. MH TO BE RAISED TO ROAD GRADE

CB 137

EX. MH22

CB 125A

CB 125

CB 126

CB 131A

CB 127

MH 501

CB 128

CB 131

CB 130

CB 129

MH 502

CB 136

YI 136B

CB 136A

MH 503

MH503A

CB 111A

CB 112A

CB 111

CB 112

CB 112B

YI 112C

CB 150B

CB 150A

CB 217B

CB 216

CB 216A

MH 508

YI 217C

124

125

JOCUMS STREET (PUBLIC 50' R/W)

STRIPS DRIVE (PUBLIC 50' R/W)

20' PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

BLOW OFF ASSEMBLY TO BE REMOVED DURING PHASE 2

12" X 8" CROSS
2 - 12" GV
2 - 8" GV

12" X 8" TEE
2 - 12" GV
1 - 8" GV

8" X 8" TEE
4 - 8" GV

8" X 8" TEE
3 - 8" GV

FIRE HYDRANT, TYP.

FIRE HYDRANT

335 337 338 336 334 333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318 317 316 314 313 312 371 372 369 368 367 366 364 365 363 362 361 360 359 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

NEUSE RIPARIAN BUFFER ZONE 2

NEUSE RIPARIAN BUFFER ZONE 1

OS-10

OS-1A

SCM 1A

FES 120

FES-OS-1A

FES 100

FES 104D

YI 121

YI 122

YI 123

YI 124

YI 113D

YI 113C

YI 113B

YI 113A

YI 231

YI 229

YI 230

MH 553

MH 552

MH 551

MH 550

MH 560

MH 542

MH 543

MH 544

MH 554

MH 530

MH 541

MH 540

MH 570

MH 571

CB 115A

CB 115

CB 114

CB 116

CB 101

CB 102

CB 103

CB 104

CB 104A

CB 104B

CB 105

CB 105A

CB 106

CB 107

CB 108

CB 108A

CB 109

CB 109A

CB 113

CB 227A

CB 227B

CB 228

CB 211

CB 211A

CB 214

CB 209A

JB 110

MERRITT RIDGE LANE (PUBLIC 50' R/W)

LINEAGE PLACE (PUBLIC 50' R/W)

S' SIDEWALK

3' COR UTILITY PUBLIC EASEMENT

CONNECT TO EXISTING 8" DIP WATERLINE

TIE TO EXISTING SANITARY MANHOLE

TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET CU-105

SEE SHEET CU-103

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

LOD

SITE KEYMAP

SHEET 104 SHEET 103 SHEET 105 SHEET 102 SHEET 108 SHEET 107 SHEET 106 SHEET 101 SHEET 109

UTILITY PLAN LEGEND

WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 10:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

2

UTILITY PLAN

SHEET NO.:

CU-104

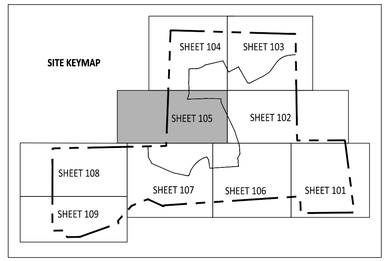
North Carolina 811

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

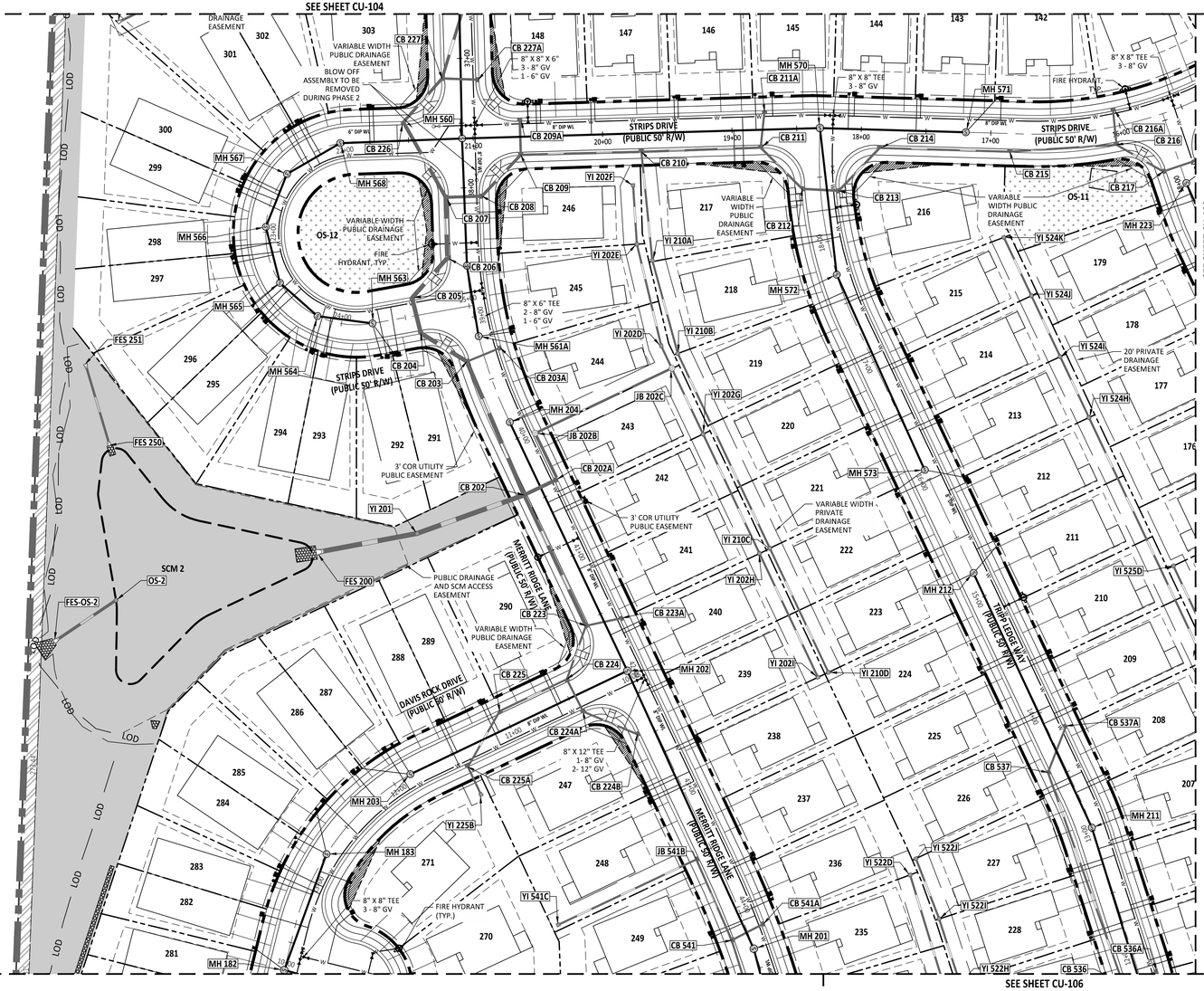
PROJECT NUMBER = CID-25-02

Z:\Jobs\23-0004 Merritt Property (RBP)\Civil_Working Dwgs\Sheets\Construction Set\CB_CU-104_106 Utility Plan (50 Scale).dwg

2026-02-19



N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-13-1851
LAND USE: VACANT
ZONING: R&PUD



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W W
SCM LOCATIONS	
SEWER LINE	SS SS
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

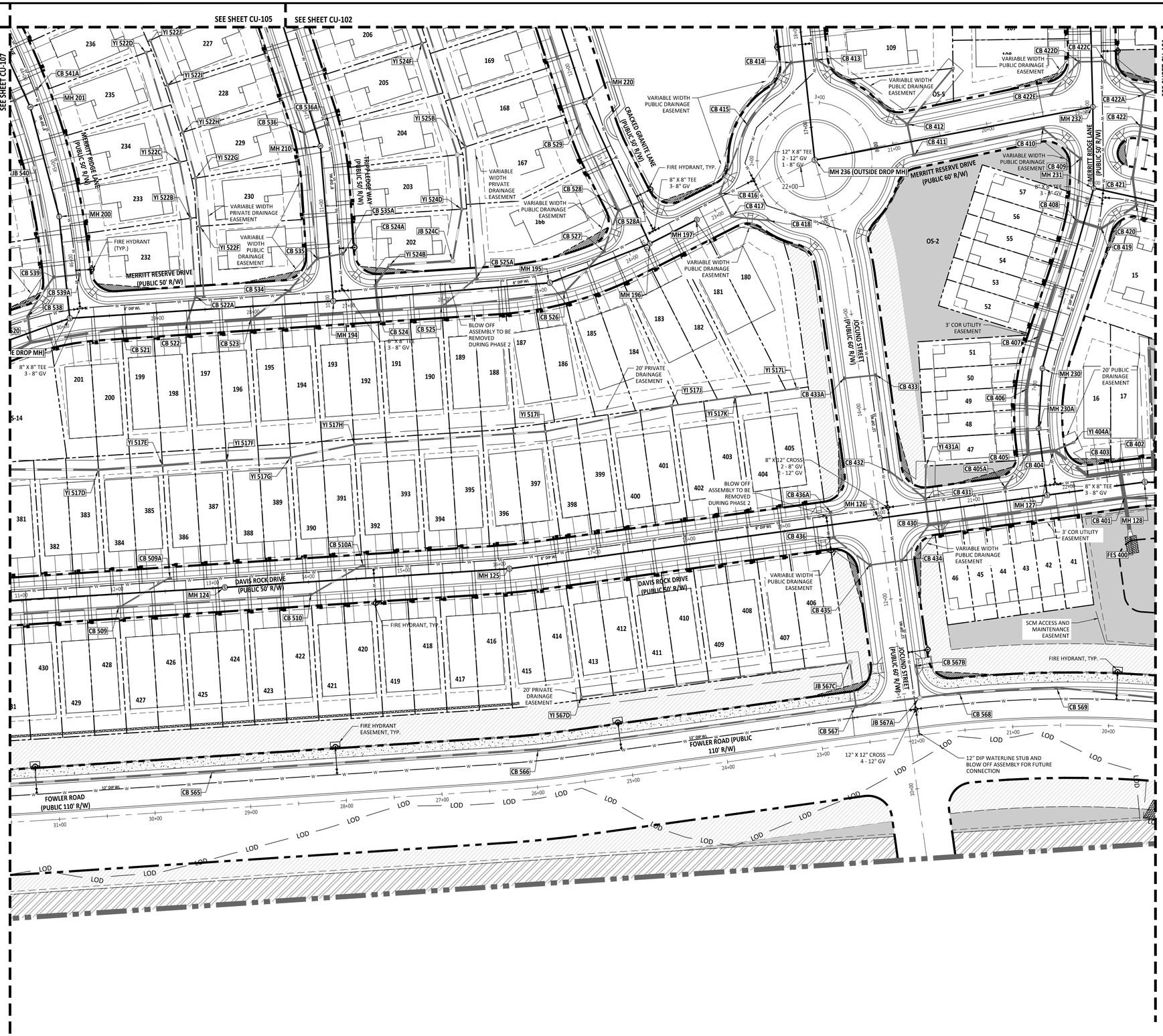
2

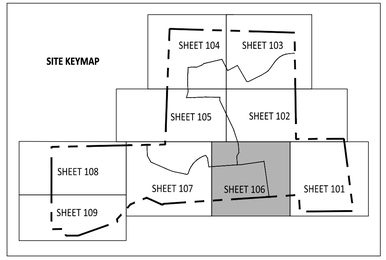
UTILITY PLAN

SHEET NO.:
CU-105

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BRP\Dwgs_Working Dwgs\Sheets\Construction Set\08_CU-104-106 Utility Plan (50 Scale).dwg
2026-02-19





SITE PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	
ACTIVE OPEN SPACE PROVIDED: 6.87 ACRES TOTAL REQUIRED: 10.45 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 12:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE R

STIPULATION FOR REUSE

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

2

UTILITY PLAN

SHEET NO.:

CU-106

North Carolina 811 811

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (BRP/Apex)_ Working Dwgs\Sheets\Construction Set\08. CU-104-106 Utility Plan (50 Scale).dwg

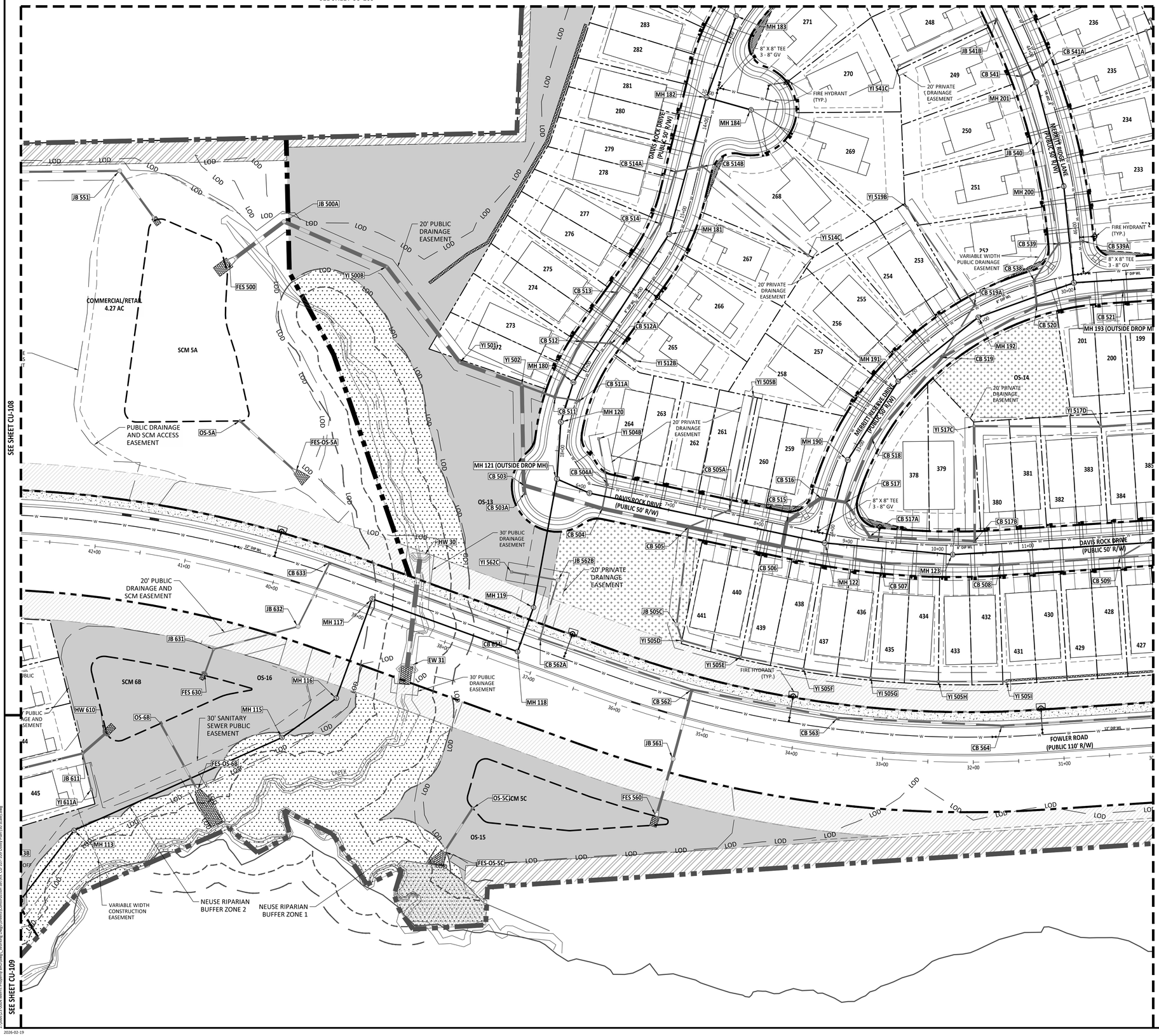
2026-02-19

SEE SHEET CU-105

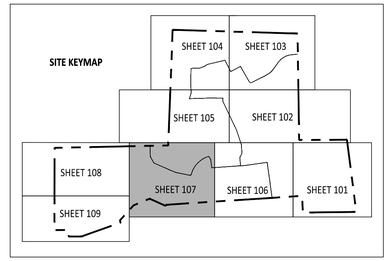
SEE SHEET CU-108

SEE SHEET CU-109

SEE SHEET CU-106



SITE KEYMAP



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = CID-25-02

North 811 Carolina 1-Call

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 11:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025
SHEET TITLE:	

UTILITY PLAN

SHEET NO.: CU-107

Z:\Jobs\23-0004 Merritt Property BRT\dwg_Working Dwgs\5Sheet\Construction Set\4B CU-107-109 Utility Plan (50 Scale).dwg
2026-02-19

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

N 88°47'41" E 1587.76'

TEMPORARY CONSTRUCTION EASEMENT

CONNECT TO EXISTING 12" DIP WATERLINE

TOOTHED CHISEL DRIVE (PUBLIC 50' R/W)

FEICHING PLACE (PUBLIC 60' R/W)

DEEP PASS COURT (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

SUTTON RIDGE ROAD (PUBLIC 50' R/W)

FETCHING PLACE (PUBLIC 60' R/W)

COMMER 42

5' SIDEWALK

8" X 12" TEE
2 - 12" GV
1 - 8" GV

8" X 6" TEE
1 - 8" GV
1 - 6" GV
1 - 8"X6" REDUCER

12" X 8" TEE
2 - 12" GV
1 - 8" GV

12" X 12" TEE
4 - 12" GV

3' COR UTILITY PUBLIC EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE AND SCM EASEMENT

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

30' PUBLIC DRAINAGE & SCM ACCESS EASEMENT

30' SANITARY SEWER PUBLIC EASEMENT

EXISTING 20' SEWER EASEMENT B.M. 1992 PG. 658

10' CONCRETE SIDE PATH

FIRE HYDRANT (TYP.)

BLOW OFF ASSEMBLY

NEUSE RIPARIAN BUFFER ZONE 1

NEUSE RIPARIAN BUFFER ZONE 2

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1768-00K DATED JULY 19, 2027

1% ANNUAL FEMA

SCM 7

OS-17

OS-7

OS-7

FES-OS-7

FES 700

FES 750

JB 751

JB 753

JB 551

JB 701

JB 702

JB 611

HW 610

MH 140

MH 141

MH 142

MH 143

MH 144

MH 145

MH 146

MH 151

MH 152

MH 153

MH 171

MH 172

MH 174

CB 552

CB 553

CB 554

CB 555

CB 556A

CB 556B

CB 556C

CB 557

CB 558

CB 559A

CB 559B

CB 615

CB 615A

CB 615B

CB 616

CB 617

CB 617A

CB 618

CB 618A

CB 618B

CB 619

CB 620

CB 621

CB 622

CB 623

CB 702A

CB 703

CB 703A

CB 704

CB 752

YI 602F

YI 602G

YI 602H

YI 611A

YI 616A

YI 617A

SEE SHEET CU-109

SEE SHEET CU-107

SITE KEYMAP

SHEET 101 · SHEET 102 · SHEET 103 · SHEET 104 · SHEET 105 · SHEET 106 · SHEET 107 · SHEET 108 · SHEET 109

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W W
SCM LOCATIONS	
SEWER LINE	S S
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE
UTILITY PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

2

UTILITY PLAN

SHEET NO.:

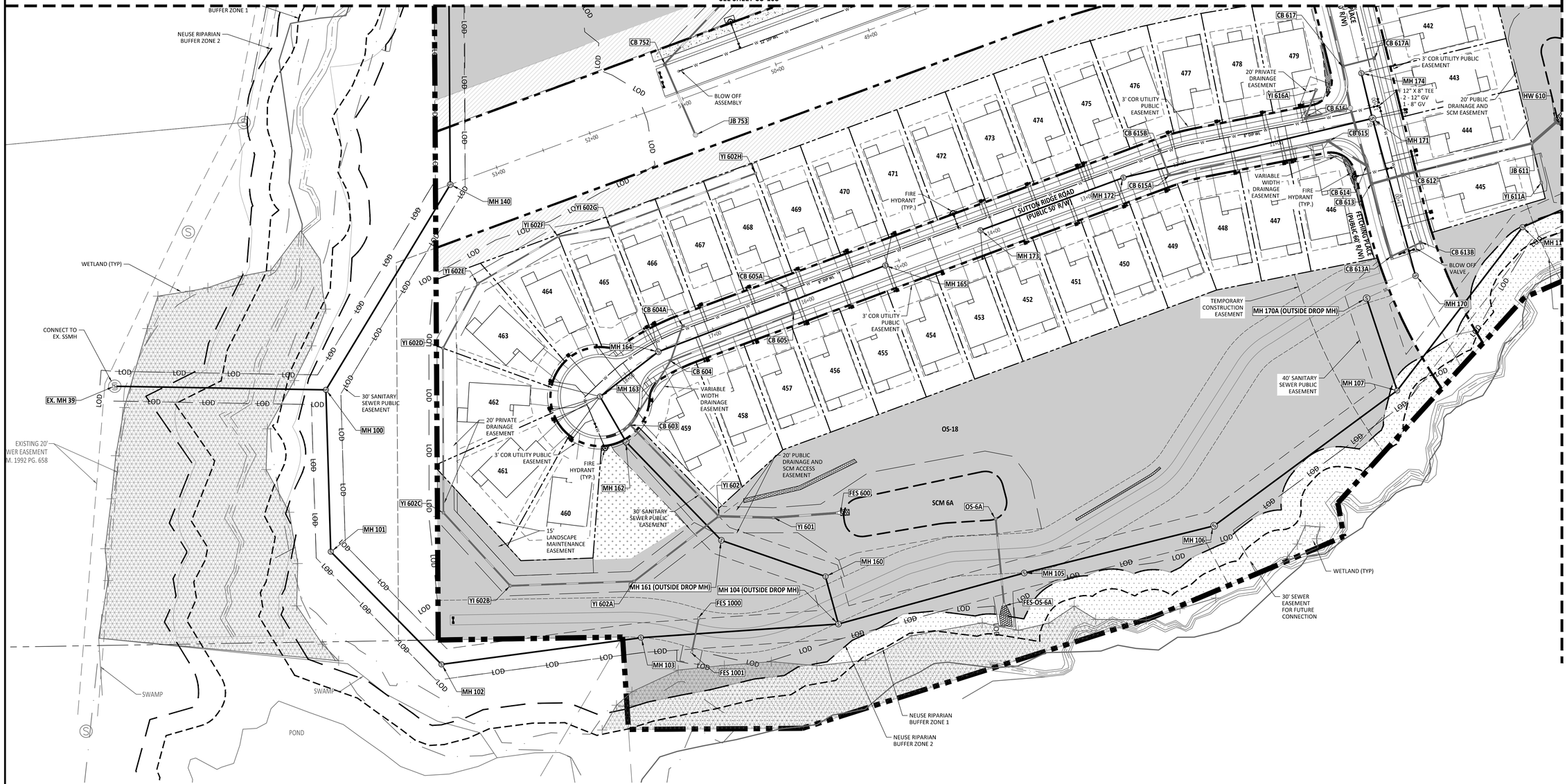
CU-108

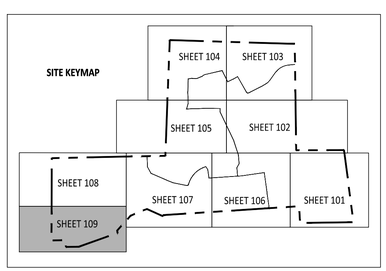
North Carolina 811 Call Before You Dig

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property 885\Revit_Working Dwgs\Sheets\Construction Set\45_CU-107-109 Utility Plan (50 Scale).dwg

2026-02-19





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W W
SCM LOCATIONS	
SEWER LINE	S S
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

PROJECT NUMBER = CID-25-02

North Carolina 811 Inc.
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA ENGINEERING CORPORATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 11:05:00'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528 JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE
UTILITY PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

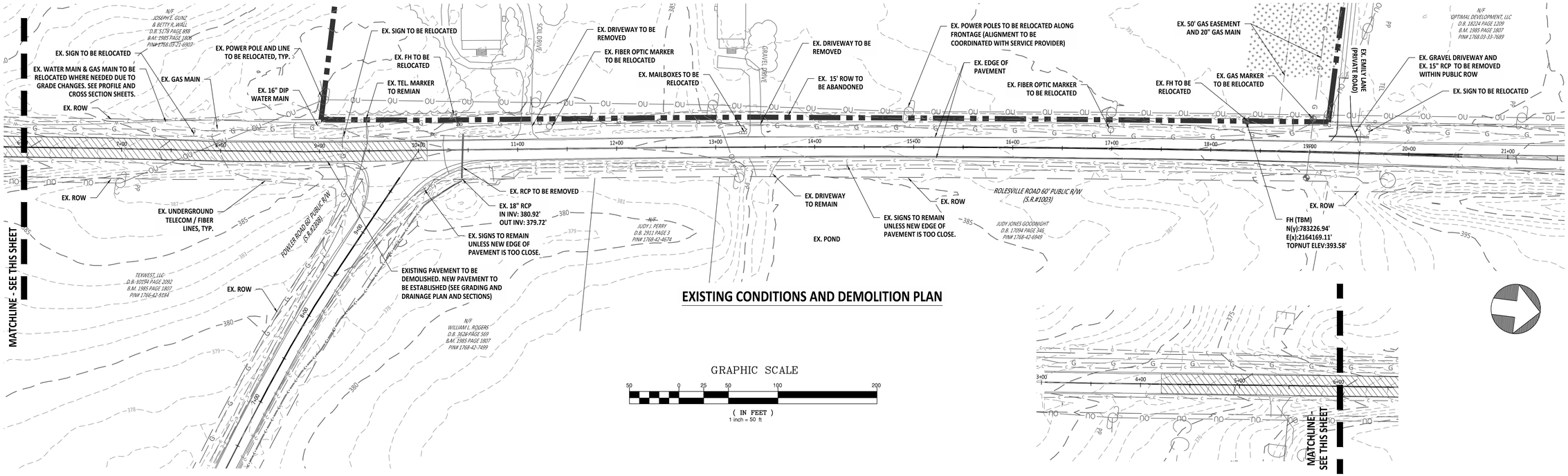
2

UTILITY PLAN

SHEET NO.:
CU-109

2:\Job\23-0004 Merritt Property BRP\Revit_Working\Dwgs\Sheets\Construction Set\45 CU-107-109 Utility Plan (50 Scale).dwg

2026-02-19



PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 11:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE

OFFSITE ROAD IMPROVEMENTS PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

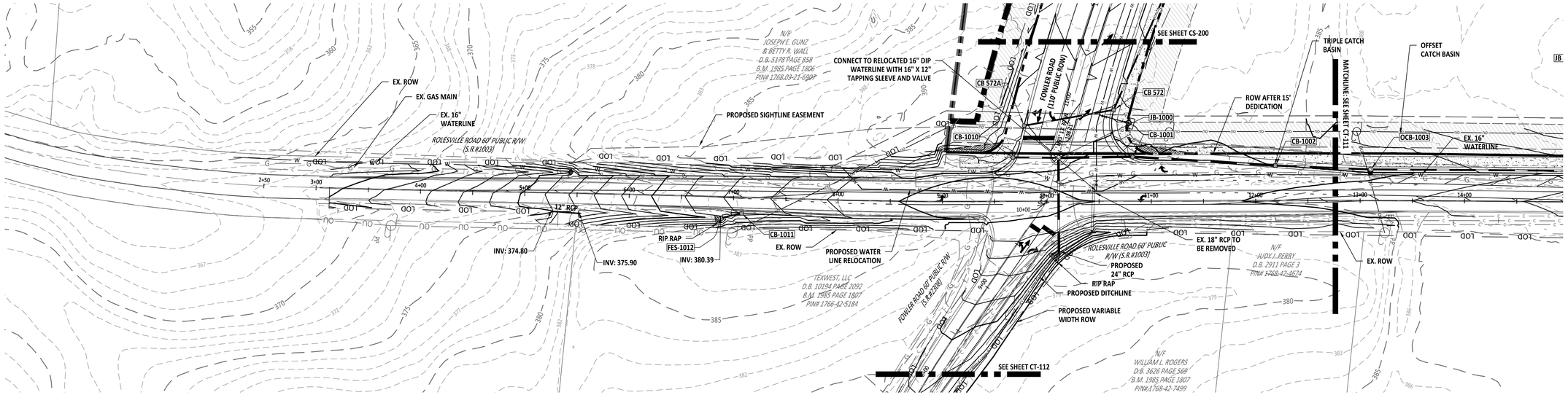
OFFSITE ROAD IMPROVEMENTS PLAN

SHEET NO.:

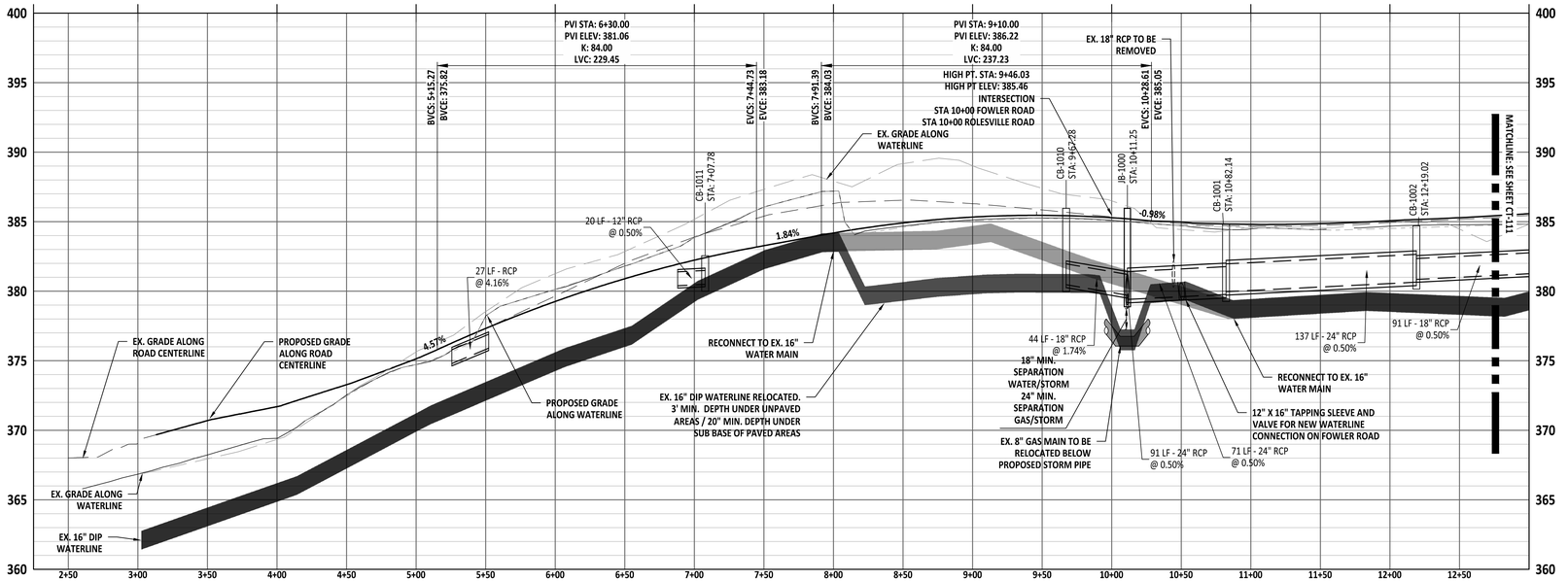
CT-100

North Carolina 811 Know what's below. Call before you dig.
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (BRP)\dwg_Working Dwg\Streets\Construction Set\60. CT-101 Road Improvement Plan.dwg
2026-02-19



ROLESVILLE ROAD PLAN



ROLESVILLE ROAD PROFILE

NOTE:
1. CONTRACTOR TO VERIFY EX. UTILITIES (SEE OTHER PROFILE SHEETS)

Horizontal Scale 1 inch = 50 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard. Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 10:05:00'00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/13/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE
OFFSITE IMPROVEMENTS PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

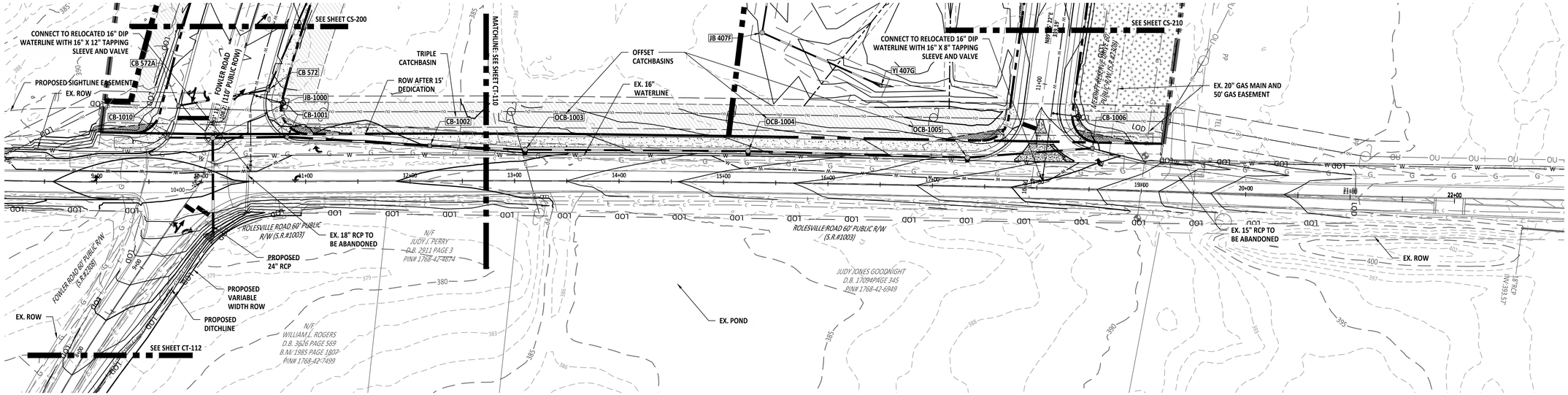
SHEET TITLE:
OFFSITE IMPROVEMENTS PLAN & PROFILE

SHEET NO.:
CT-110

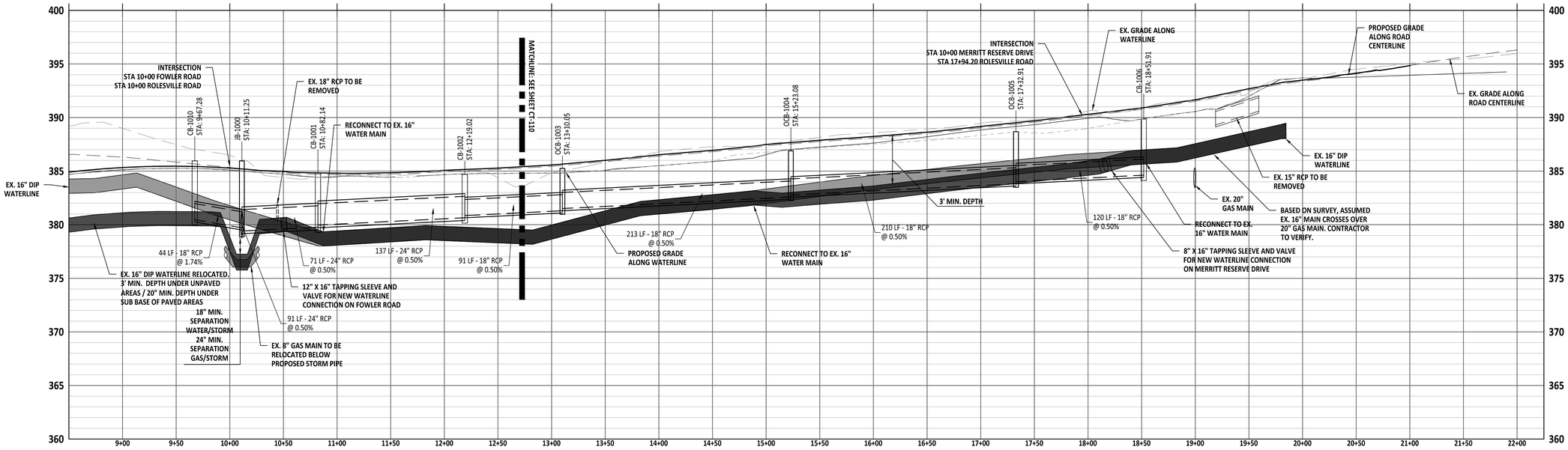
2

North Carolina 811 811 or 1-800-632-4949
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property @RO\dwg_Working Dwgs\Sheets\Construction Set\60s CT-110 Offsite Improvements PP.dwg
2026-02-19



ROLESVILLE ROAD PLAN



ROLESVILLE ROAD PROFILE

Horizontal Scale 1 inch = 50 ft.
Vertical Scale 1 inch = 5 ft.

NOTE:
1. CONTRACTOR TO VERIFY EX. UTILITIES (SEE OTHER PROFILE SHEETS)

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST, P.A. C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 14:25:05'00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
OFFSITE IMPROVEMENTS PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

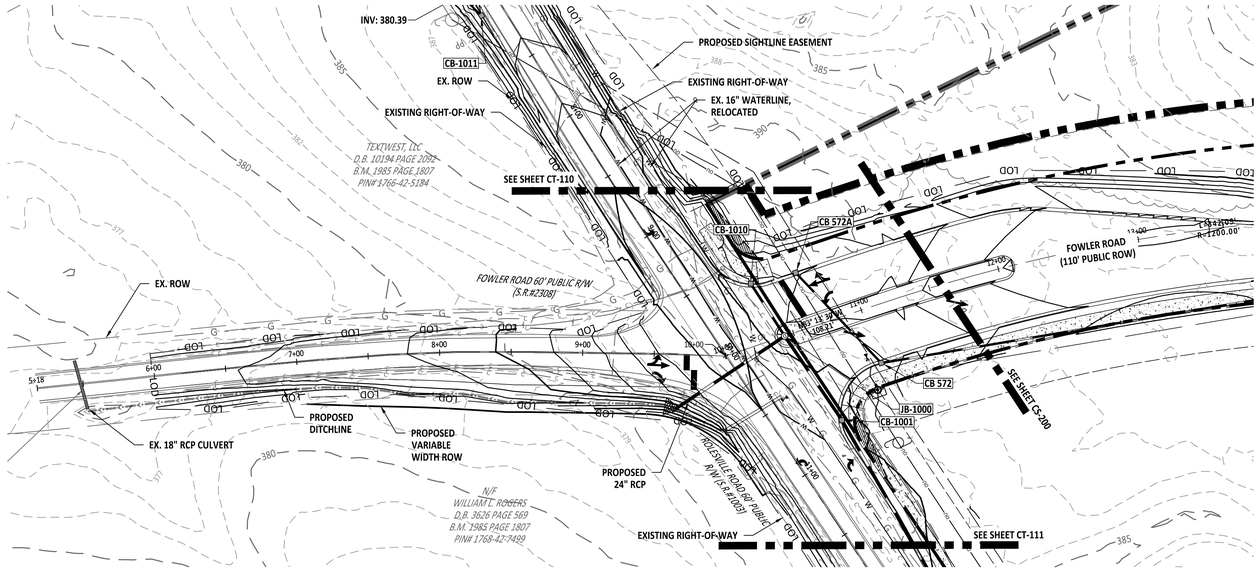
SHEET TITLE: **OFFSITE IMPROVEMENTS PLAN & PROFILE**

SHEET NO.: **CT-111**

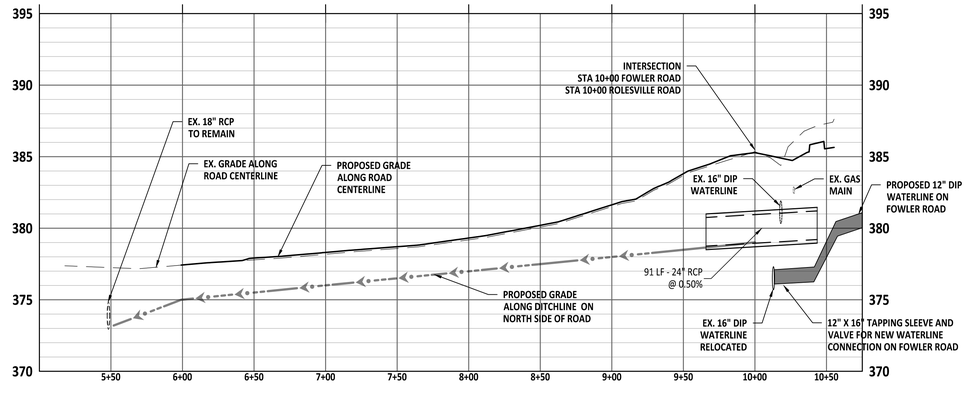
△2

North Carolina 811 811 It's the Law
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

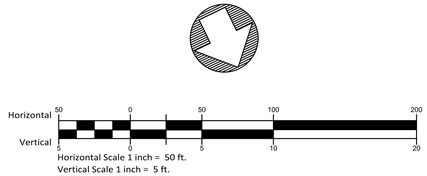
Z:\Jobs\23-0004 Merrit Property (BRE)\dwg_Working Dwgs\Sheets\Construction Set\60s\CT-110 Offsite improvements PP.dwg
2026-02-19



EXISTING FOWLER ROAD PLAN



EXISTING FOWLER ROAD PROFILE



Horizontal Scale 1 inch = 50 ft.
Vertical Scale 1 inch = 5 ft.

NOTE:

1. CONTRACTOR TO VERIFY EX. UTILITIES (SEE OTHER PROFILE SHEETS)

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/19/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
OFFSITE IMPROVEMENTS PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

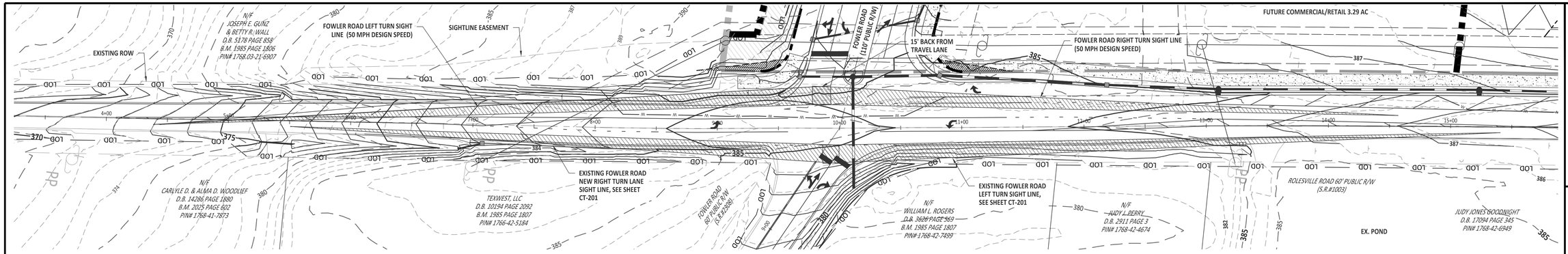
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
OFFSITE IMPROVEMENTS PLAN & PROFILE

SHEET NO.: 2
CT-112

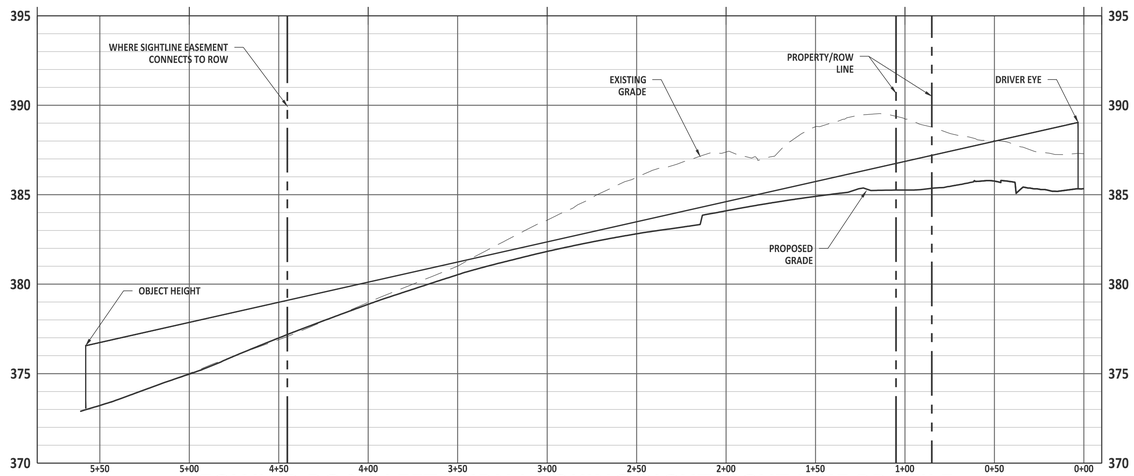
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BRP\Revit_Working Dwgs\Sheets\Construction Set\00a CT-110 Offsite Improvements PP.dwg
2026-02-19

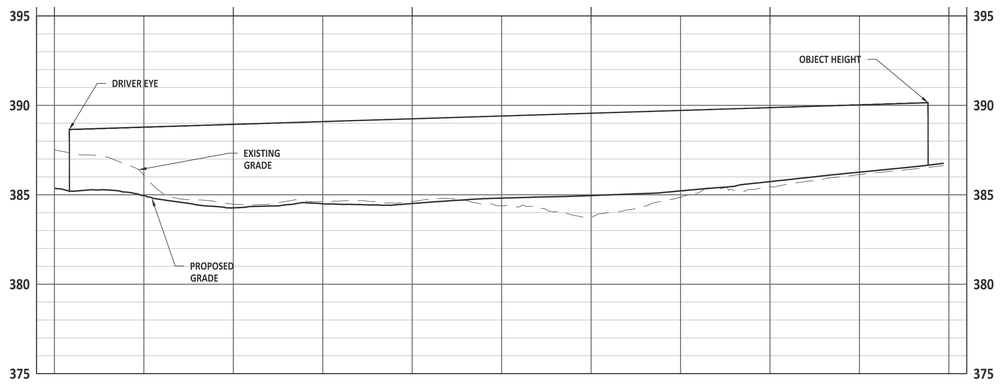


PROPOSED FOWLER ROAD & ROLESVILLE RD SIGHT LINE PLAN

Horizontal Scale 1 inch = 40 ft.
Vertical Scale 1 inch = 4 ft.



FOWLER ROAD LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE
15' BACK FROM TRAVEL LANE



FOWLER ROAD RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 11:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
FOWLER ROAD SIGHT PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

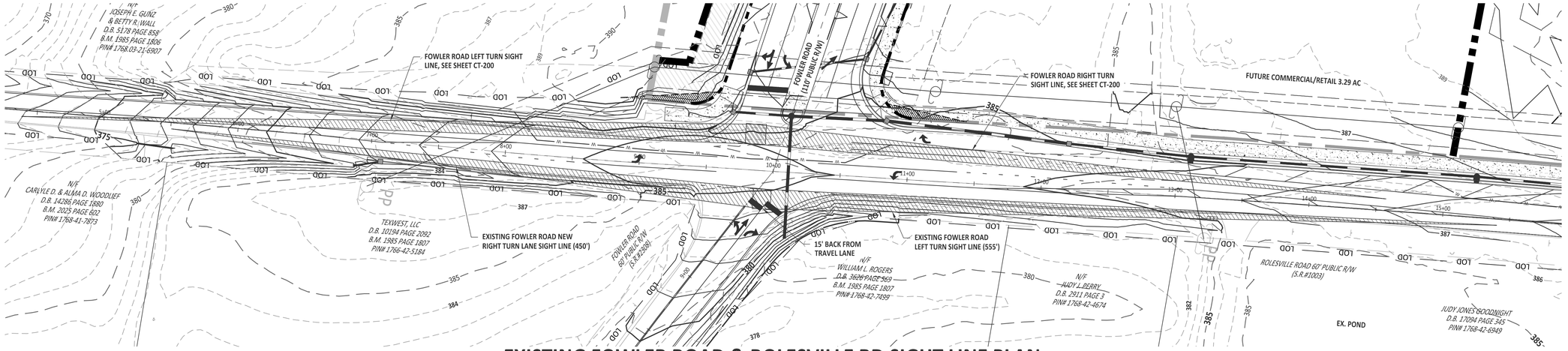
SHEET TITLE:
FOWLER ROAD SIGHT PLAN & PROFILE

SHEET NO.: CT-200

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

PROJECT NUMBER = CID-25-02

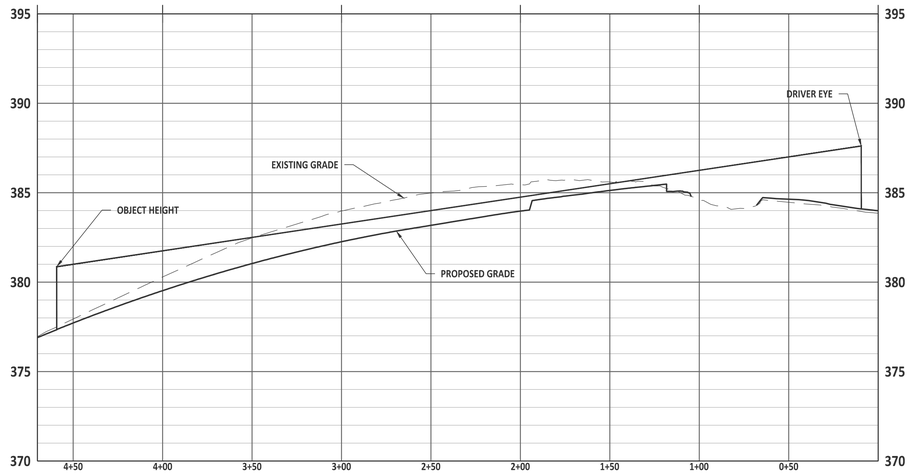
Z:\Jobs\23-0004 Merritt Property BRP\Revit_Working Dwgs\Sheets\Construction Set\01. CT 200 Sight Distance PP.dwg
2026-02-19



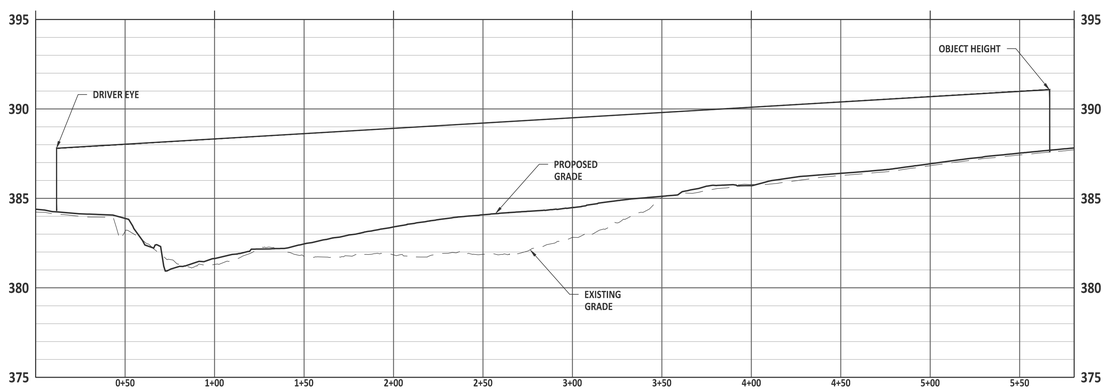
EXISTING FOWLER ROAD & ROLESVILLE RD SIGHT LINE PLAN

Horizontal 40 0 40 80 160
Vertical 4 0 4 8 16

Horizontal Scale 1 inch = 40 ft.
Vertical Scale 1 inch = 4 ft.



EXISTING FOWLER ROAD EXISTING RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE - 450' OBJECT DISTANCE



EXISTING FOWLER ROAD LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE - 555' OBJECT DISTANCE

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 10:05:00

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE
EXISTING FOWLER ROAD SIGHT PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

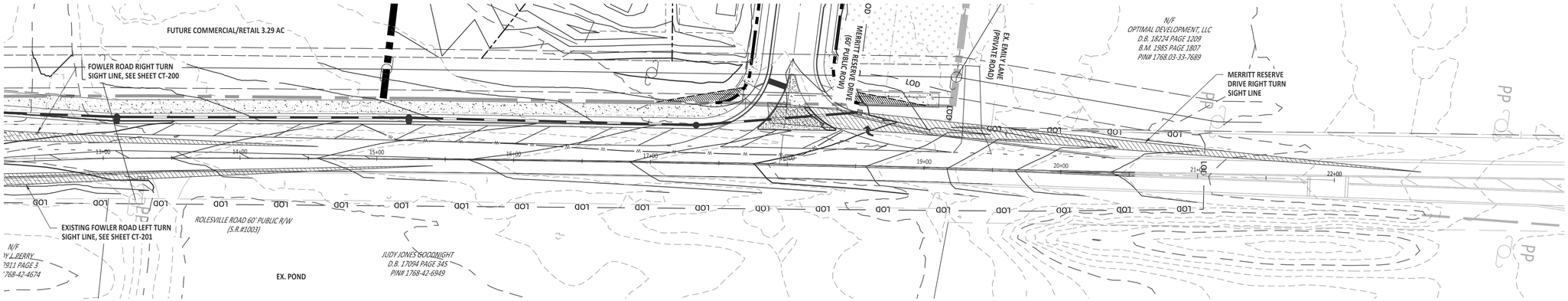
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
EXISTING FOWLER ROAD SIGHT PLAN & PROFILE

SHEET NO.: 2
CT-201

North Carolina 811 811 or 1-800-632-4949
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

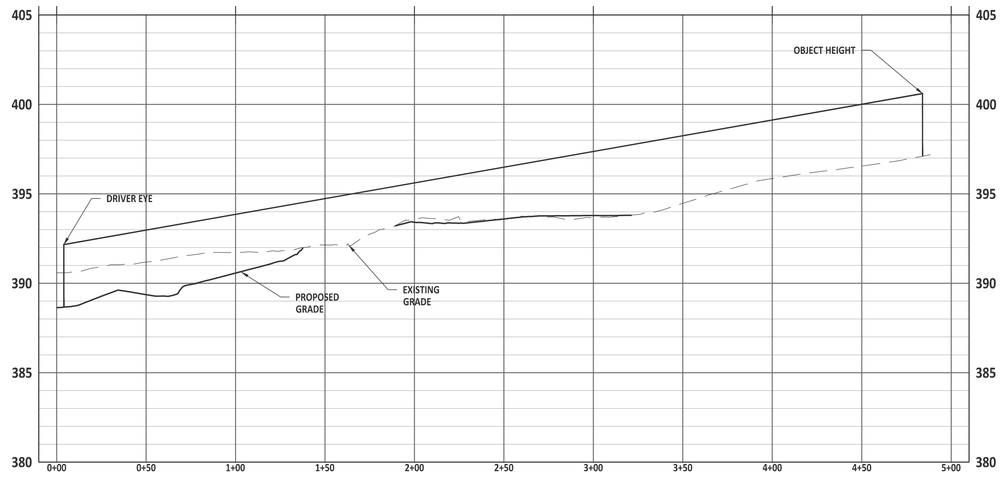
Z:\Jobs\23-0004 Merritt Property (BRP)\Dwg_Working Dwgs\Sheets\Construction Set\01. CT-200 Sight Distance PP.dwg
2026-02-19



MERRITT RESERVE DRIVE & ROLESVILLE RD INTERSECTION SIGHT LINE PLAN

Horizontal 40 0 40 80 160
Vertical 4 0 4 8 16

Horizontal Scale 1 inch = 40 ft.
Vertical Scale 1 inch = 4 ft.



MERRITT RESERVE DRIVE RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 -05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

MERRITT RESERVE
MERRITT RESERVE DR SIGHT PLAN & PROFILE
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
MERRITT RESERVE DR SIGHT PLAN & PROFILE

SHEET NO.: 2
CT-202

PROJECT NUMBER = CID-25-02

North Carolina 811 811.ncgov
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (BRD)\Dwg_Working Dwgs\Sheets\Construction Set\EA - CT-200 Sight Distance PP.dwg
2026-02-19

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450 919-469-1101
Raleigh, NC 27607

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES TO EC AND OFFSITE REVISIONS
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

NOTE:
1. **CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER ABOUT RELOCATION OF EXISTING UTILITIES.**

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

ROLESVILLE RD CROSS SECTIONS

SHEET NO.: **CT-301**

PROJECT NUMBER = CID-25-02

North Carolina 811 Call Before You Dig
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

J:\Jobs\23-0004 Merritt Property BBP\Revit_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19

NOTE:

1. **CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER ABOUT RELOCATION OF EXISTING UTILITIES.**

Horizontal / Vertical: 5 0 5 10 20

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450 919-469-1101
Raleigh, NC 27607

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528 JAKOB P KLEIN

NO.	DATE	REVISION:
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2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND LUTILITY SERVICES

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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

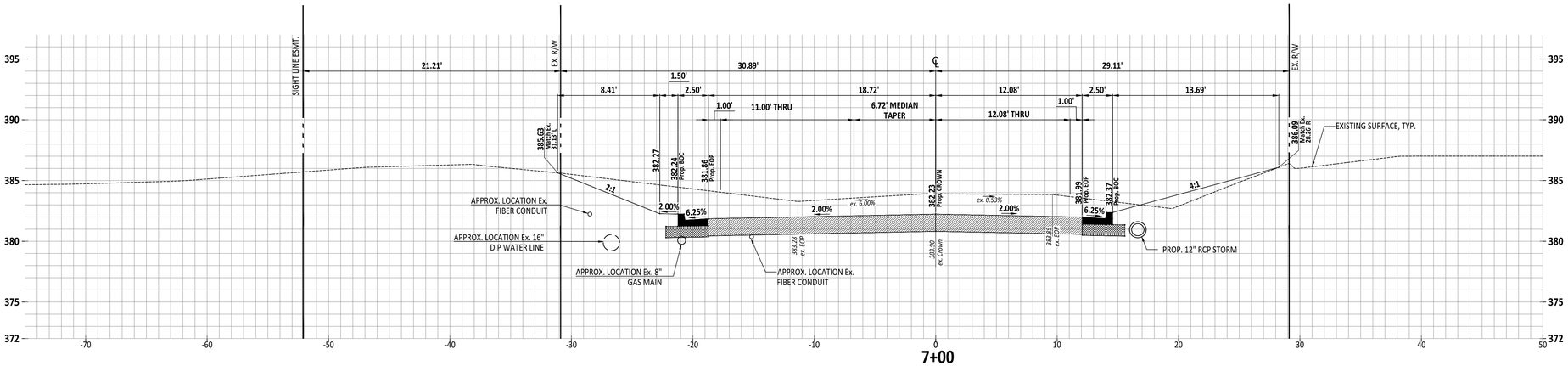
SHEET TITLE:

ROLESVILLE RD CROSS SECTIONS

SHEET NO.: **CT-302**

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23 0004 Merritt Property BWD\dwg_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19



NOTE:
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Horizontal / Vertical: 5 0 5 10 20

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P KLEIN

NO.	DATE	REVISION:
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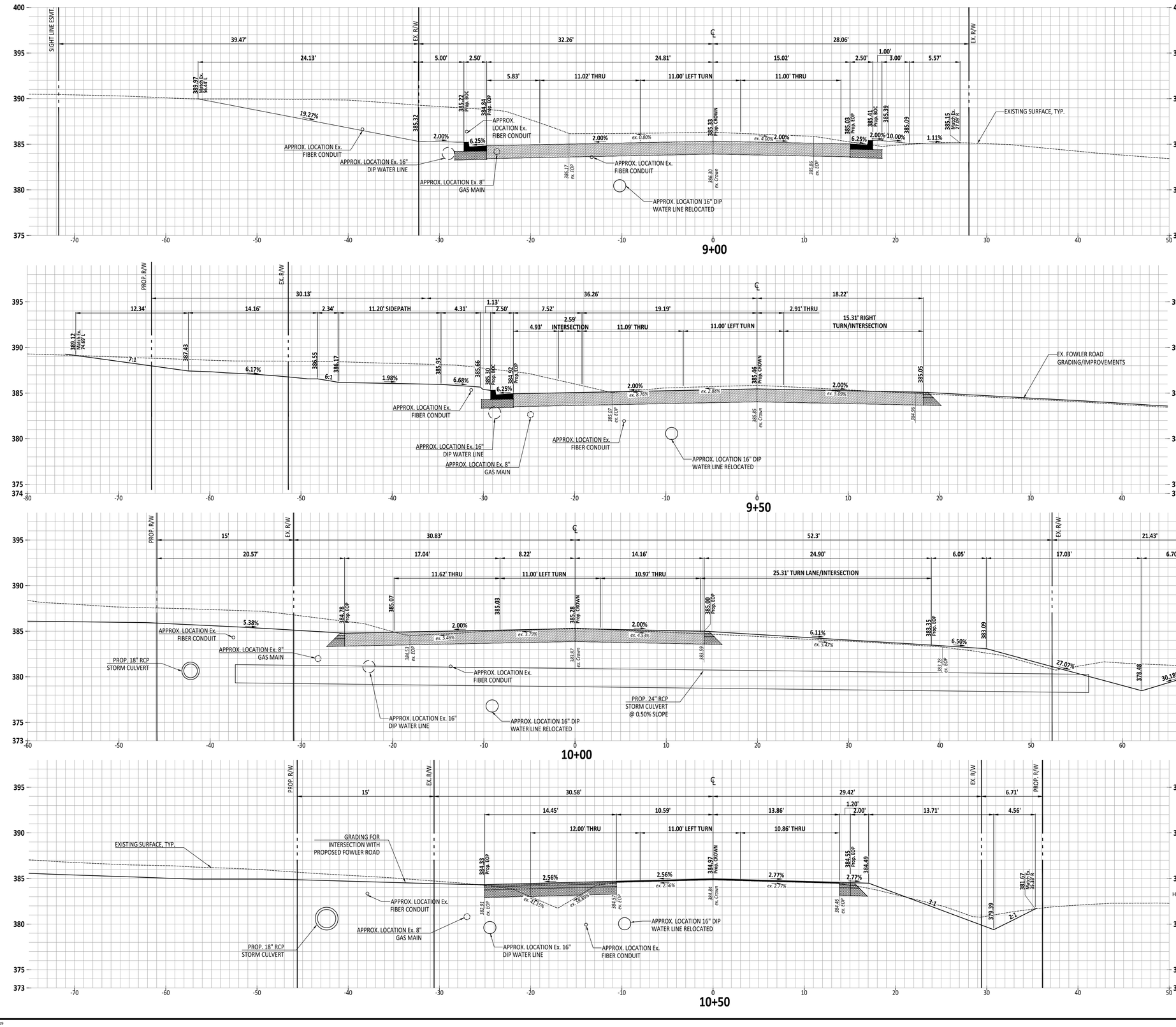
MERRITT RESERVE
ROLESVILLE RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
ROLESVILLE RD CROSS SECTIONS

SHEET NO.: **CT-303**

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm



NOTE:
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Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 15:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES TO EC AND OFFSITE REVISIONS
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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

ROLESVILLE RD CROSS SECTIONS

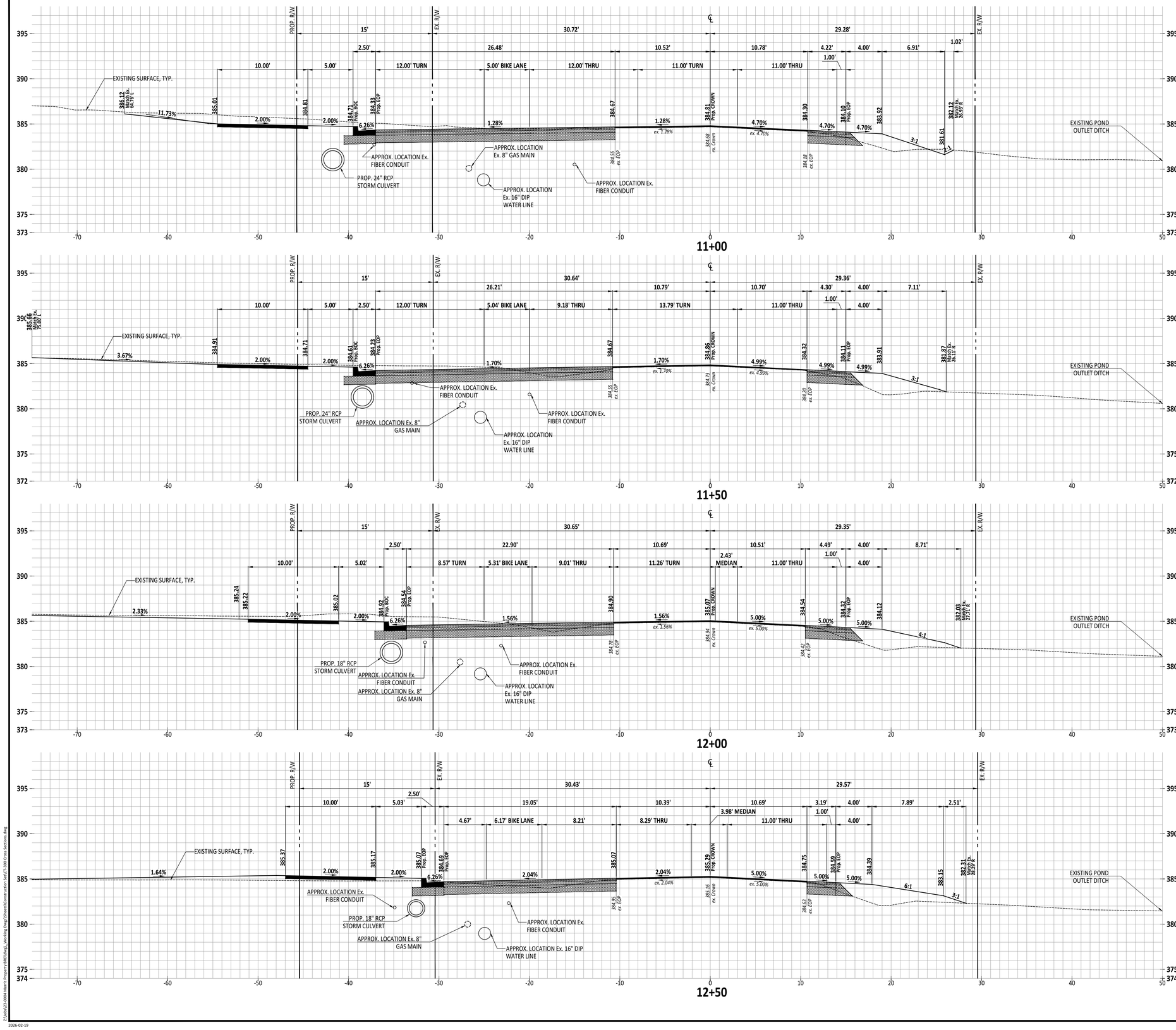
SHEET NO.: **CT-304**

2

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (MD Alwg)_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg

2026-02-19



NOTE:
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Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00 -05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES
2	02/18/26	REVISIONS TO OFFSITE

STIPULATION FOR REUSE

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MERRITT RESERVE
ROLESVILLE RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

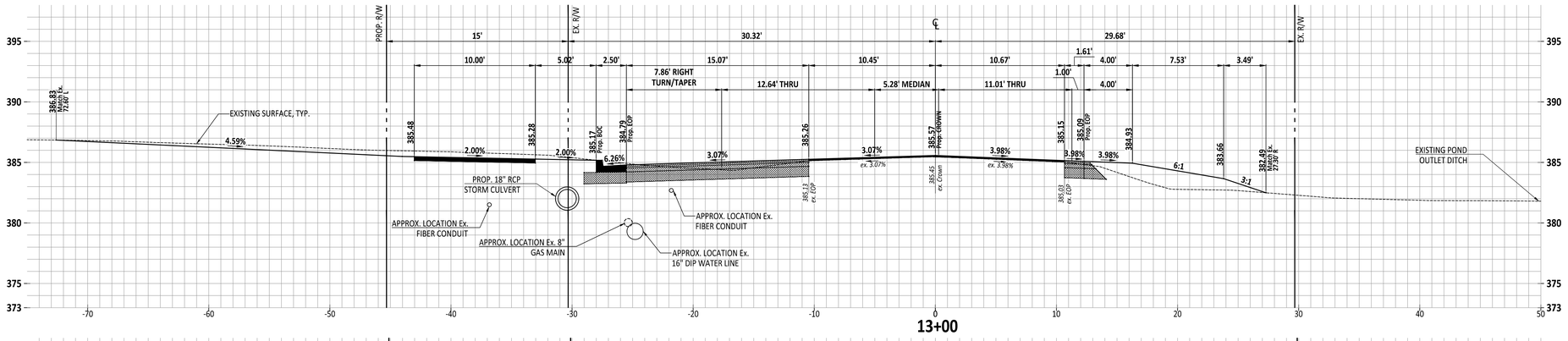
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
ROLESVILLE RD CROSS SECTIONS

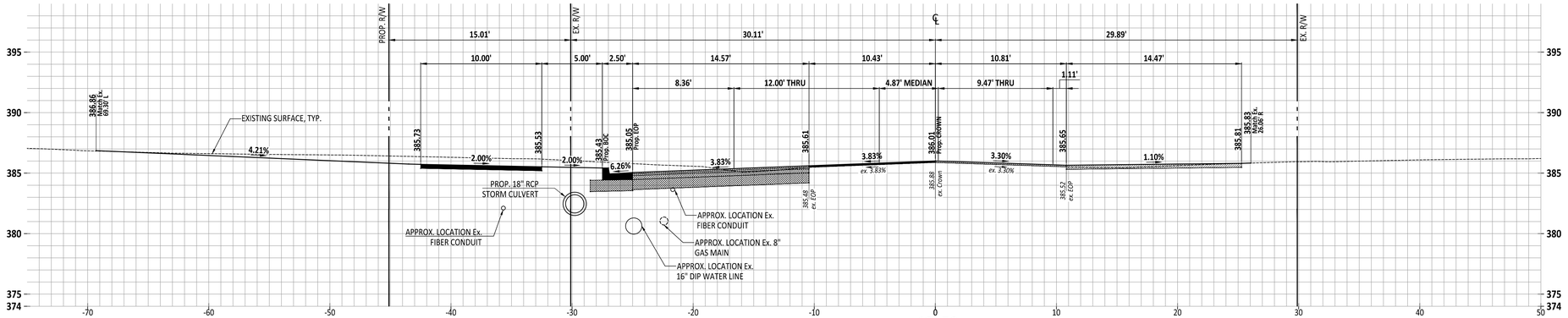
SHEET NO.: **CT-305**

North Carolina 811 Before You Dig
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

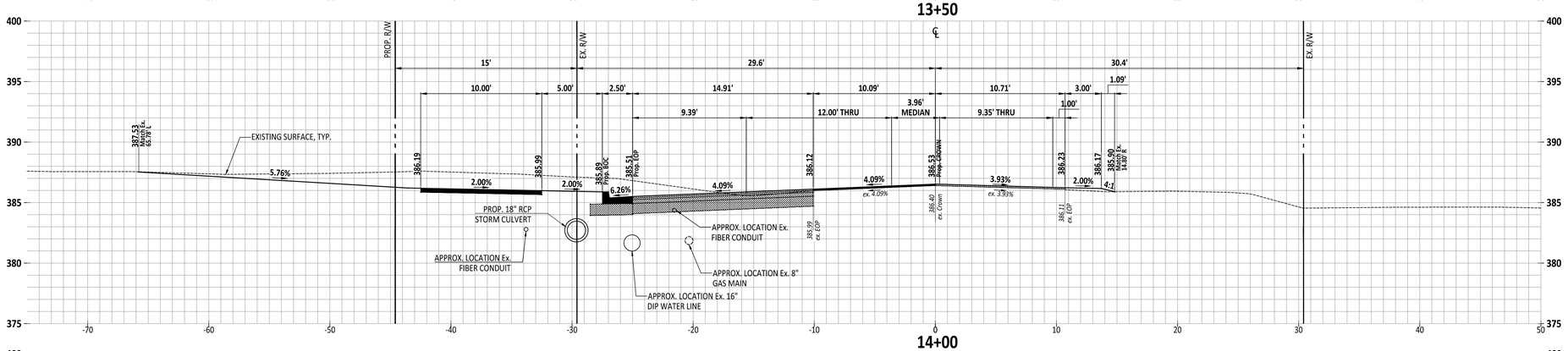
Z:\Jobs\23-0004 Merritt Property (Bill)\Aug_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19



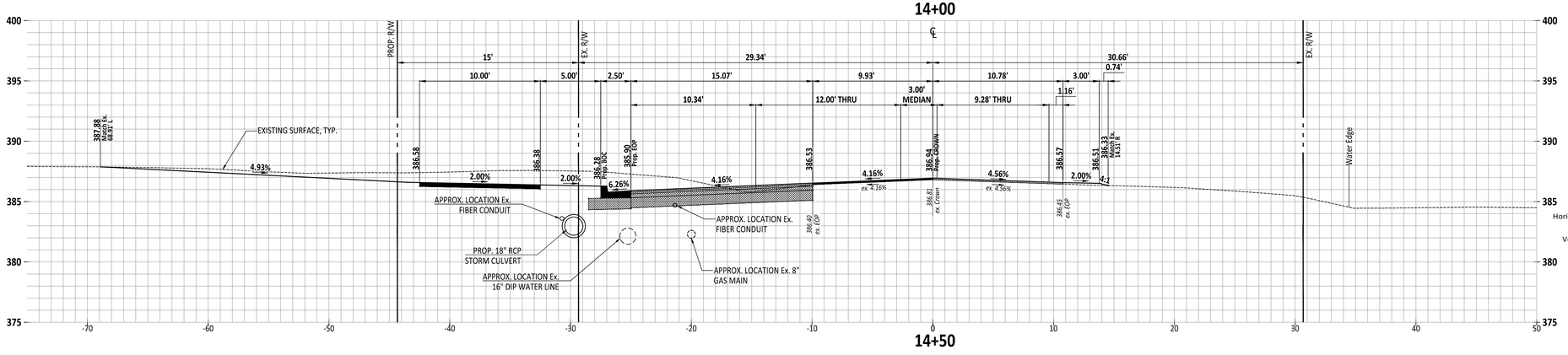
13+00



13+50



14+00



14+50

NOTE:

1. **CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER ABOUT RELOCATION OF EXISTING UTILITIES.**

Horizontal 5 0 5 10 20
Vertical 5 0 5 10 20

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 08:05:00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES TO EC AND OFFSITE REVISIONS
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
ROLESVILLE RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
ROLESVILLE RD CROSS SECTIONS

SHEET NO.:
CT-306

2

North Carolina 811 Before You Dig
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property\BID\dwg_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19

NOTE:

1. **CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER ABOUT RELOCATION OF EXISTING UTILITIES.**

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA ENGINEERING CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 08:05:00 -05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE:	REVISION:
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MERRITT RESERVE
ROLESVILLE RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

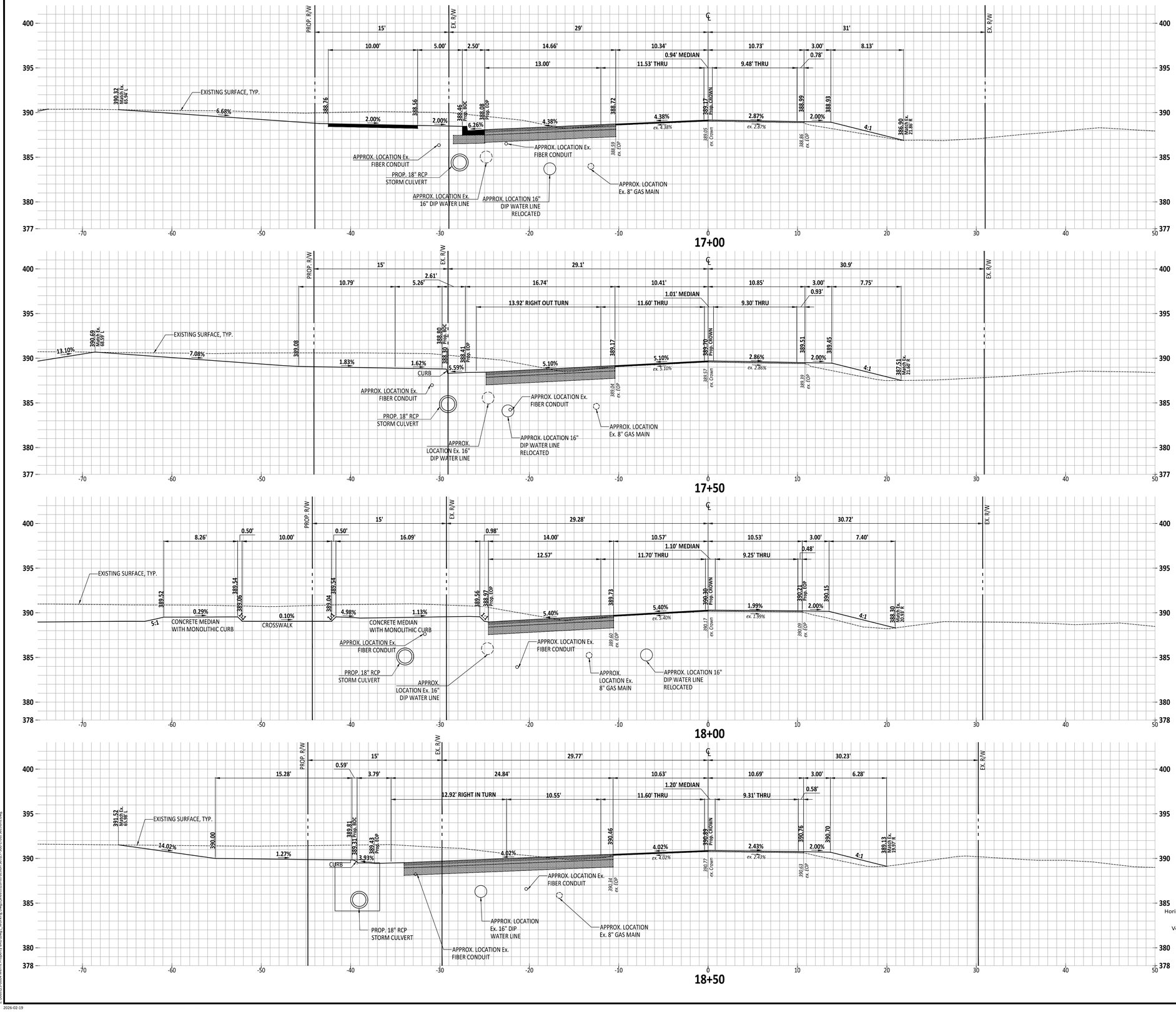
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
ROLESVILLE RD CROSS SECTIONS

SHEET NO.: 2
CT-307

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property\BIDding_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19



NOTE:

1. **CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER ABOUT RELOCATION OF EXISTING UTILITIES.**

Horizontal 5 0 5 10 20
Vertical 5 0 5 10 20

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450 919-469-1101
Raleigh, NC 27607

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AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

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Date: 2026.02.19 14:05:00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P KLEIN

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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

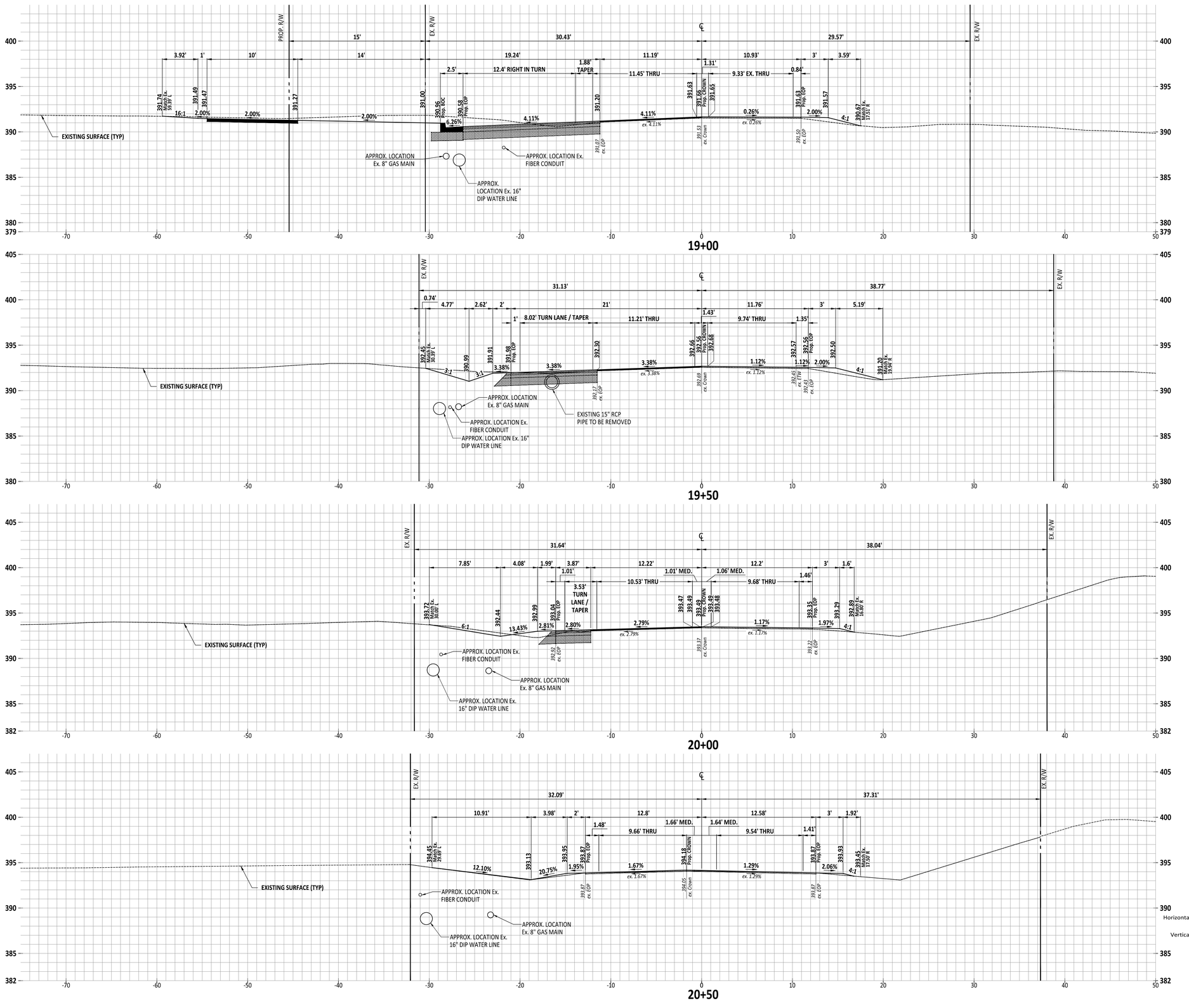
ROLESVILLE RD CROSS SECTIONS

SHEET NO.: **CT-308**

2

North Carolina 811 Before You Dig
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property_BRD\final_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19



NOTE:

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Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

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C-3881

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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

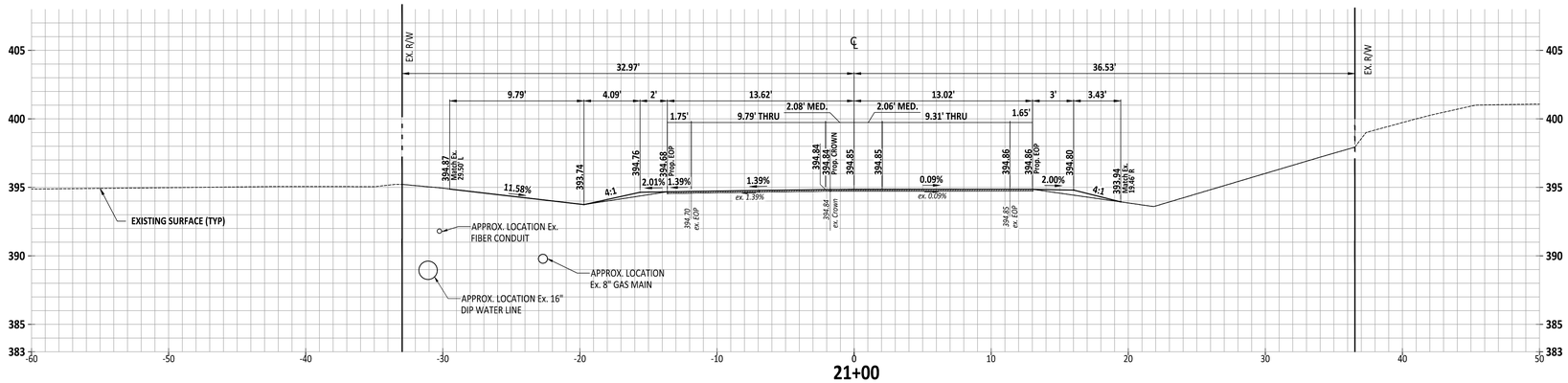
SHEET TITLE:

ROLESVILLE RD CROSS SECTIONS

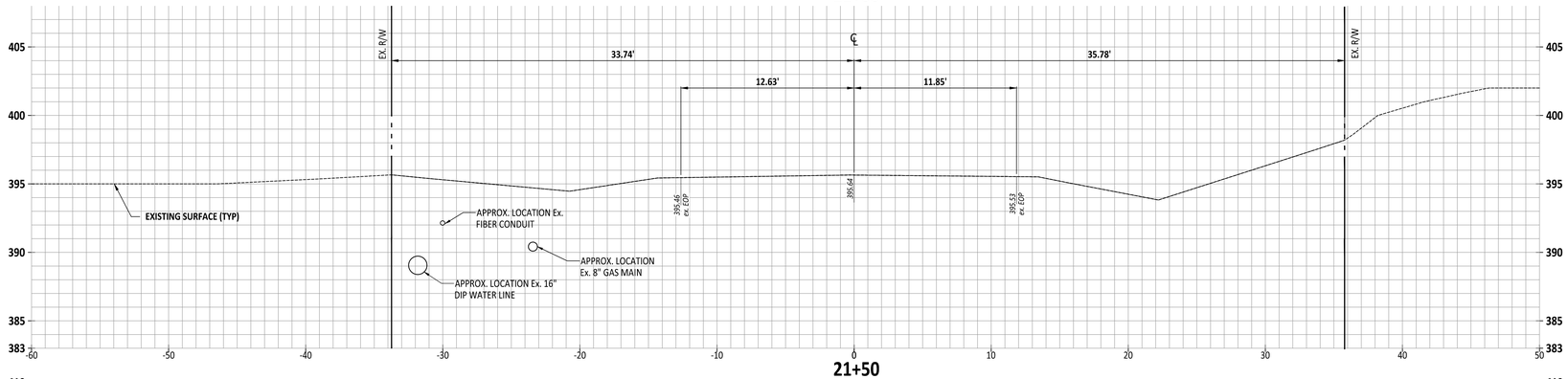
SHEET NO.: **CT-309**

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

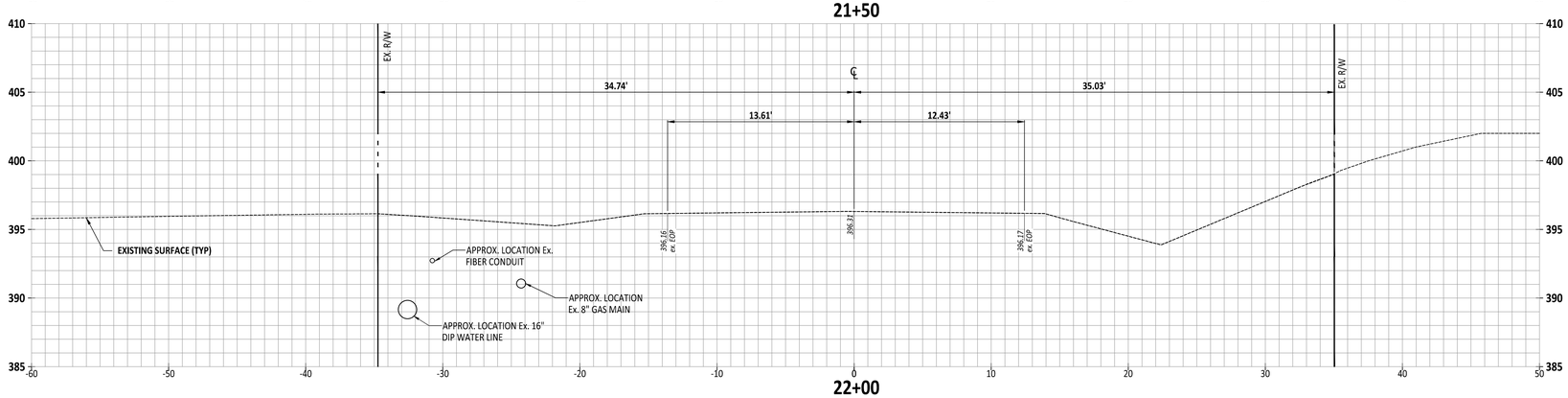
Z:\Jobs\23-0004 Merritt Property 8805\Revit_Working Dwgs\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19



21+00



21+50



22+00

NOTE:

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Horizontal / Vertical: 5 0 5 10 20

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919-469-1101

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C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 12:59:00 -05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE	REVISION:
1	02/13/26	ADDING SUBPHASES TO EC AND OFFSITE REVISIONS
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

STIPULATION FOR REUSE

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MERRITT RESERVE

ROLESVILLE RD CROSS SECTIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:

ROLESVILLE RD CROSS SECTIONS

SHEET NO.: **CT-310**

PROJECT NUMBER = CID-25-02

North Carolina 811 Before You Dig
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (RBD\Revit_Working Dwg\Sheets\Construction Set\CT-300 Cross Sections.dwg

2026-02-19

Horizontal 5 0 5 10 20

Vertical 5 0 5 10 20

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 14:05:00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528 JAKOB P KLEIN

NO.	DATE	REVISION:

STIPULATION FOR REUSE

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MERRITT RESERVE
FOWLER RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
FOWLER RD CROSS SECTIONS

SHEET NO.:
CT-311

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

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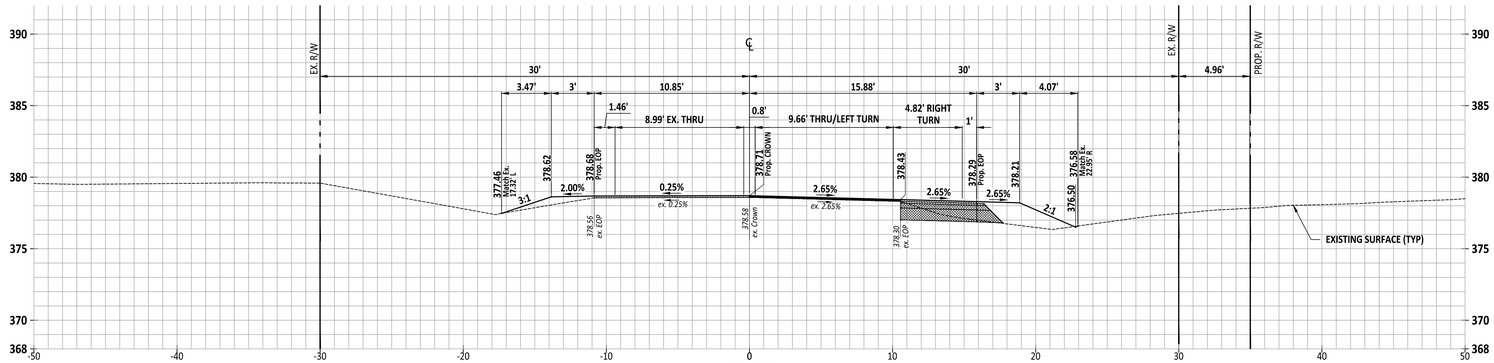
2026-02-19



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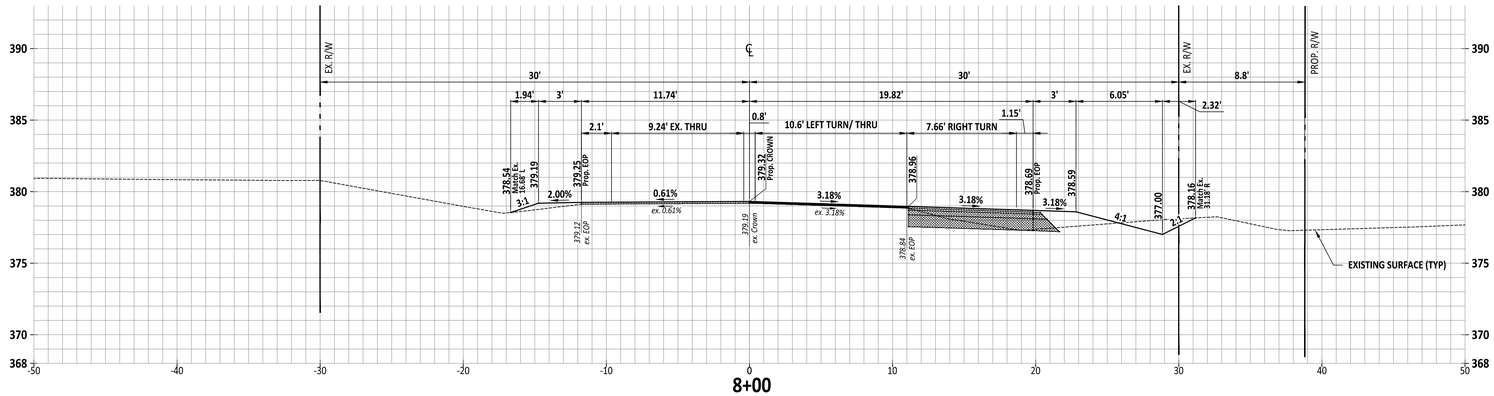

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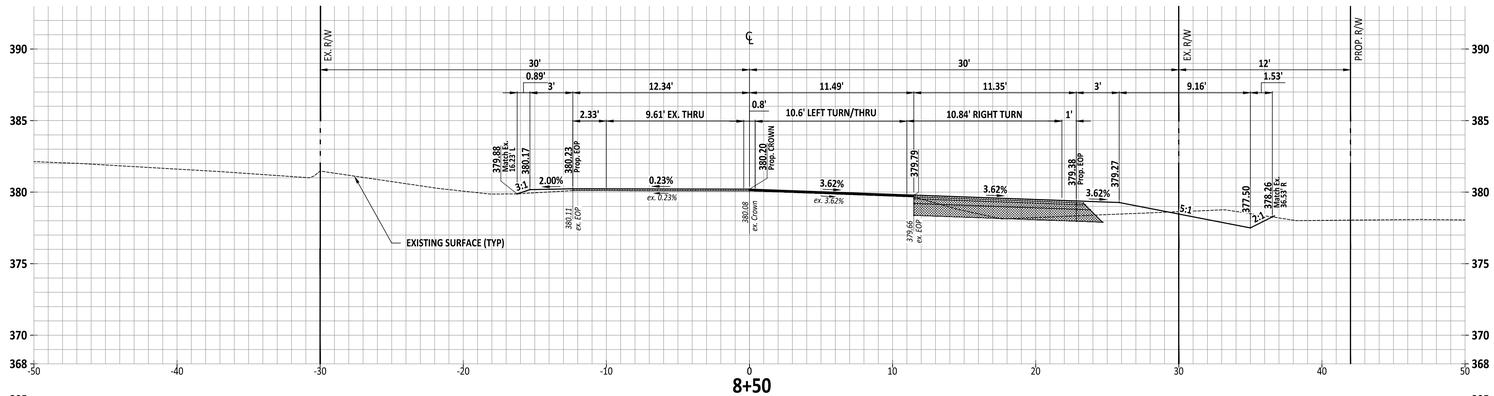

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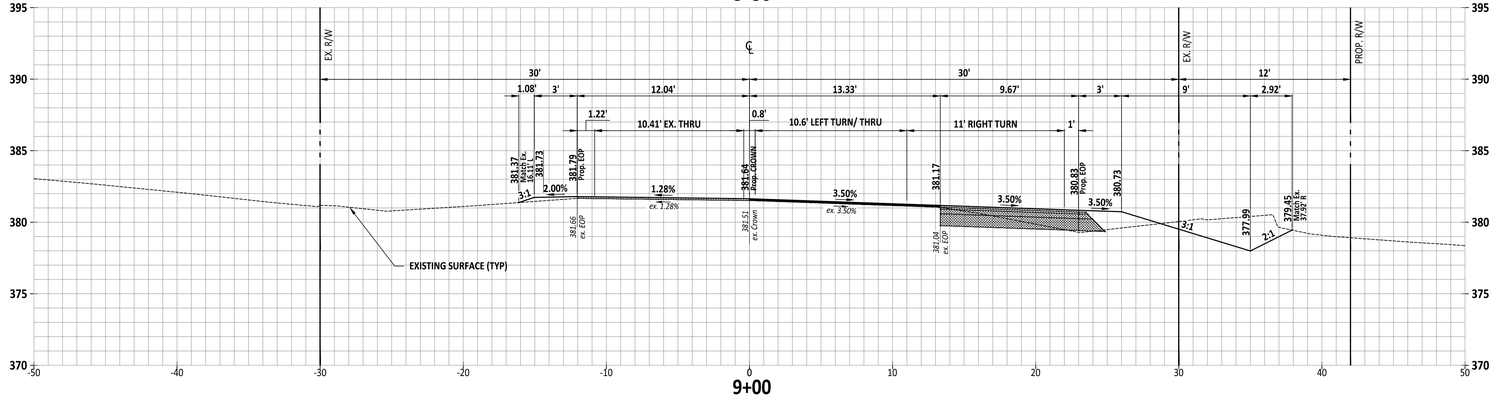

9+00

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450 919-469-1101
Raleigh, NC 27607

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

Digitally signed by Jakob Klein
Date: 2026.02.19 [illegible]:05'00'

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P KLEIN

NO.	DATE	REVISION:

STIPULATION FOR REUSE

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MERRITT RESERVE
FOWLER RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
FOWLER RD CROSS SECTIONS

SHEET NO.:
CT-312

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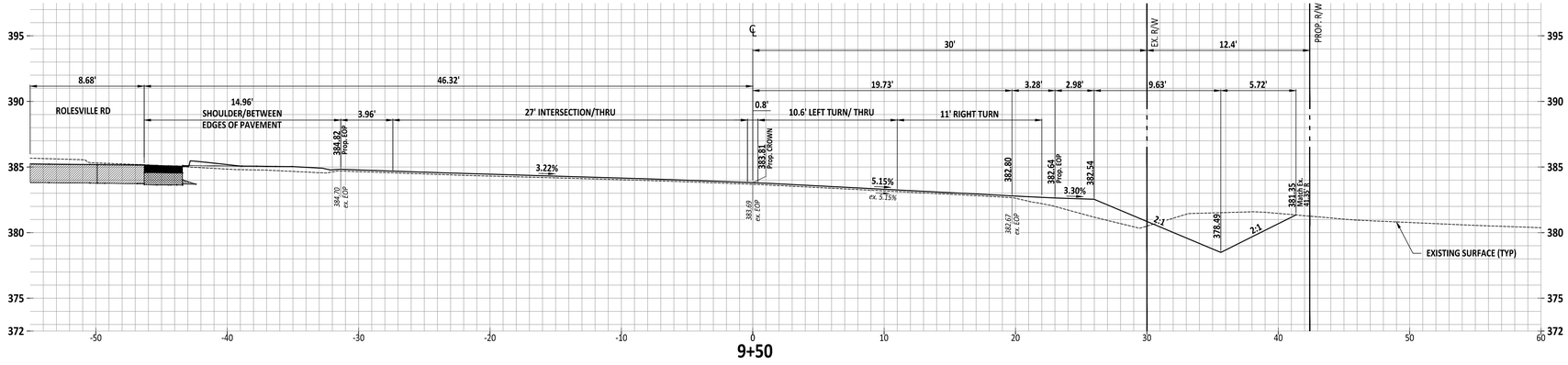
2026-02-19



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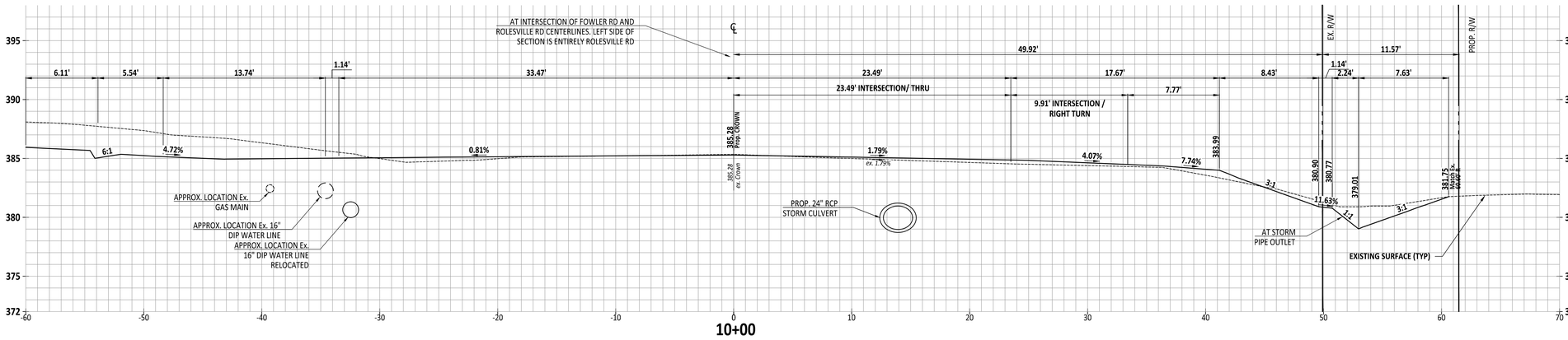

10+00

Horizontal Scale 1 inch = 5 ft.
Vertical Scale 1 inch = 5 ft.

PROJECT NUMBER = CID-25-02

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING
CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

Digitally signed by Jakob Klein
Date: 2026.02.19 10:05:00

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 56528
JAKOB P. KLEIN

NO.	DATE	REVISION:
2	02/18/26	REVISIONS TO OFFSITE ROAD IMPROVEMENTS AND UTILITY SERVICES

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MERRITT RESERVE
FOWLER RD CROSS SECTIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	12/12/2025

SHEET TITLE:
FOWLER RD CROSS SECTIONS

SHEET NO.:
CT-313

2

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property 8810\Revit_Working\Dwg\Sheets\Construction Set\CT-300 Cross Sections.dwg
2026-02-19